

DRAFT FOR PUBLIC COMMENT  
NEPA ENVIRONMENTAL ASSESSMENT  
AFFORDABLE HOUSING PROJECT  
238 SIERRA MANOR RD TOWN OF MAMMOTH LAKES, CA

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U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)

## ENVIRONMENTAL ASSESSMENT DETERMINATIONS & COMPLIANCE FINDINGS FOR HCD-ASSISTED PROJECTS 24 CFR PART 58

### PROJECT INFORMATION

**PROJECT NAME:** Sierra Manor Affordable Housing Project

**RESPONSIBLE ENTITY:** Town of Mammoth Lakes

**GRANT RECIPIENT:** Mammoth Lakes Housing (MLH) will be seeking future HCD/HUD funding.

**STATE/LOCAL IDENTIFIER:** CDBG & HOME

**PREPARER:** Essra Mostafavi- Project Lead, Geōde Environmental

**CERTIFYING OFFICER NAME AND TITLE:**

Daniel C. Holler, Town Manager  
Town of Mammoth Lakes  
760.965.3600 | [dholler@townofmammothlakes.ca.gov](mailto:dholler@townofmammothlakes.ca.gov)

**GRANT RECIPIENT:** Mammoth Lakes Housing (MLH) will be seeking future HCD/HUD funding.

**CONSULTANT:** Geōde Environmental

**DIRECT COMMENTS TO:**

Nolan Bobroff  
Associate Planner - Housing Coordinator  
Town of Mammoth Lakes  
760.965.3631 | [nbobroff@townofmammothlakes.ca.gov](mailto:nbobroff@townofmammothlakes.ca.gov)

### PROJECT LOCATION:

238 Sierra Manor Road, Mammoth Lakes, California (Figure 1).  
Mono County Assessor Parcel Number (APN) 035-210-014

### DESCRIPTION OF THE PROPOSED PROJECT [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Sierra Manor Affordable Housing project is an 100% affordable housing development, seeking HOME and CDBG funds, to serve low-income households earning below 80% of the Area Median Income, by providing an 11-one-bedroom apartment development.

The project is located on a 0.4-acre, fully developed and paved commercial parcel that houses two (2) existing two-story office buildings with six (6) covered garages built in 1989, located at 238 Sierra Manor Road, Mammoth Lakes, California (Figure 1, below). The project proposes to rehabilitate two existing commercial buildings, to accommodate 11-one-bedroom residential apartments ranging between 720-740 sq ft, with five (5) covered garages within the existing footprint and Area of Potential Effect (APE, 36 CFR Part 800.16(d)). The property is zoned as Commercial 2 (C-2) which allows for both commercial and residential development. Please see Figures 2A-2C for Current Site Photos and Figure 3 for Project Overview.

To accommodate the new housing units, the rehabilitation will retrofit a new roof and roofline on each of the buildings. Building B's rear walls, above the existing garages, will extend to match the front (eastern) elevations (Figure 5A-5E). To reinforce the structure, metal piles will be driven directly into the existing concrete foundation footings, not to exceed the current depth of the existing concrete footings (Figure 6A). The rehabilitation will also retrofit new interior walls, plumbing, electrical system, mechanical fire suppression system, laundry room, secured bike storage, and exterior tenant community area. Outdoor spaces will include parking, water conscious landscaping, patio and sitting areas. The proposed landscaping will provide drought tolerant native and horticulturally appropriate trees, shrubs and groundcover (Figure 4). Water, sewer, and electricity will continue to be provided by Mammoth Community Water District, and Southern California Edison, respectively. All conversion activities will stay within the existing foundational footprint.

FIGURE 1 | PROJECT LOCATION

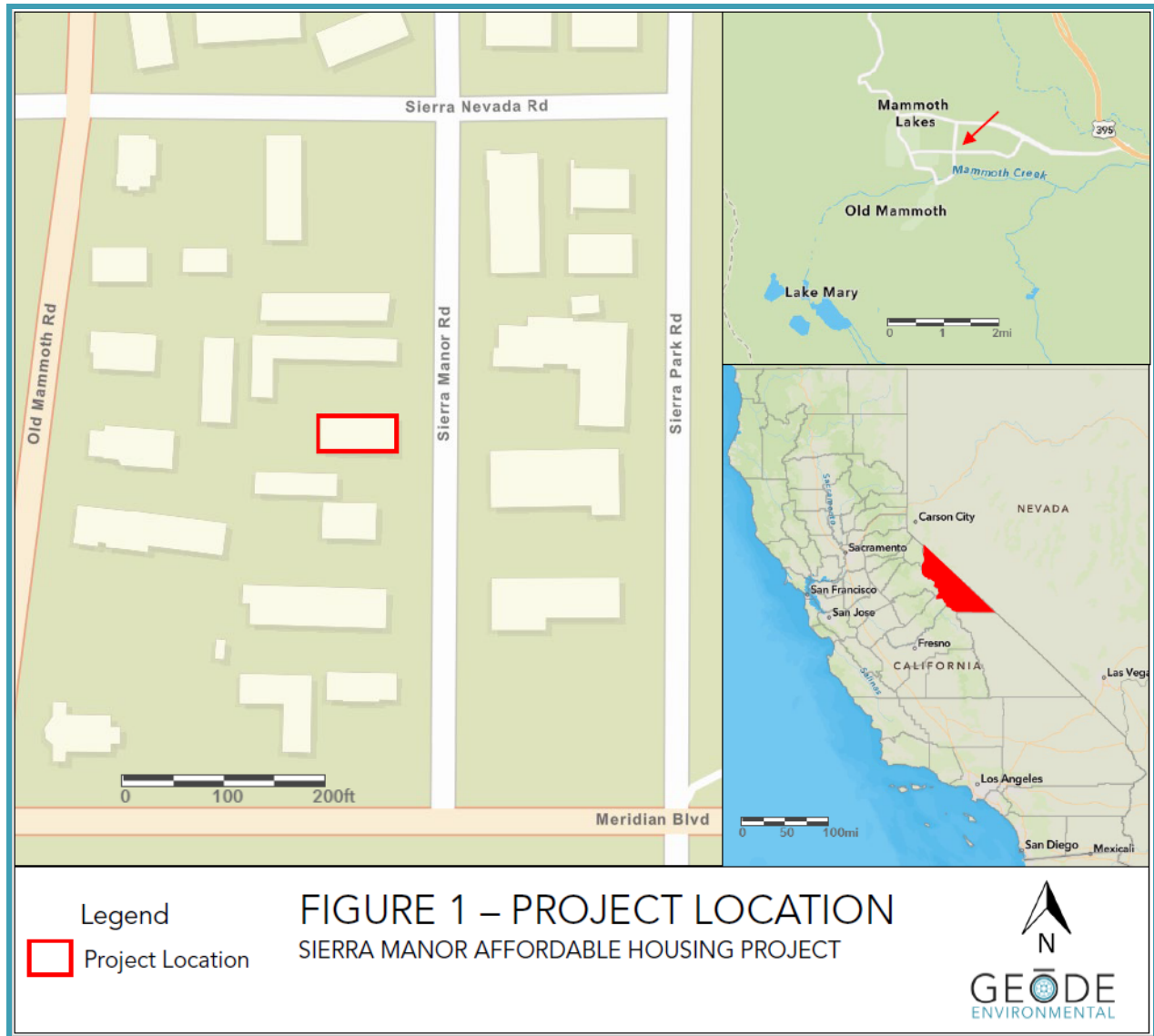


FIGURE 2A | CURRENT SITE PHOTO- FRONT VIEW (WEST)



FIGURES 2B & 2C | CURRENT SITE PHOTO- FRONT VIEW (LEFT) & REAR VIEW (RIGHT)





FIGURE 3 | PROJECT OVERVIEW

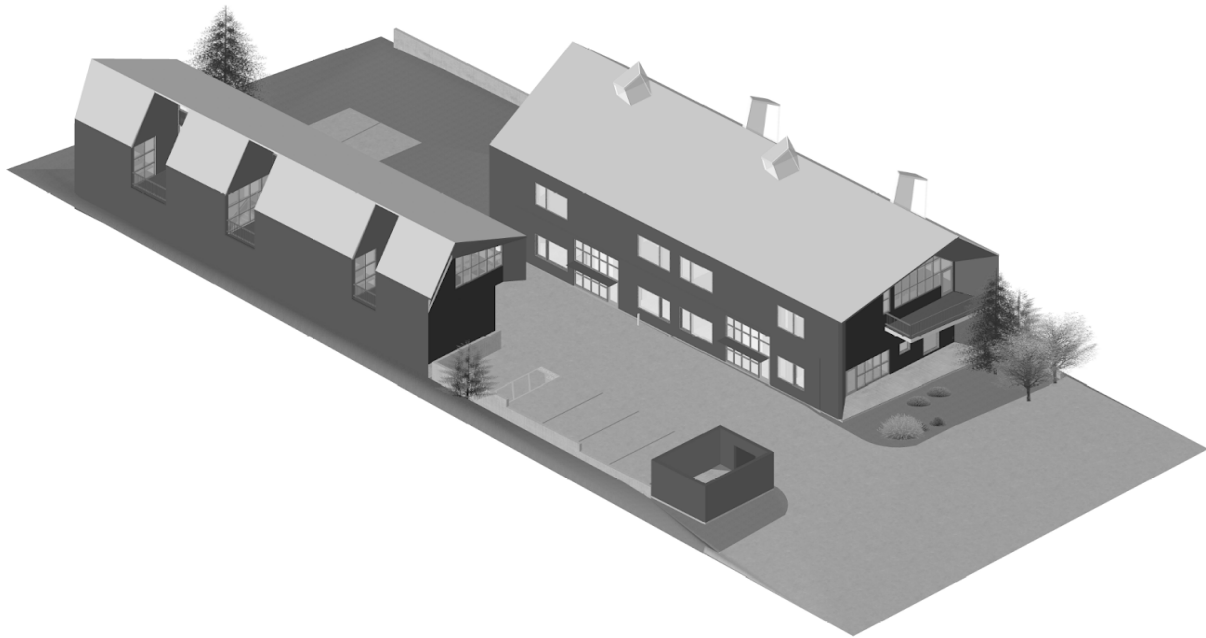


FIGURE 4 | LANDSCAPE PLAN



OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WUGOLS
<b>TREES</b>								
	<i>Callidula tomentosa</i>	Callidula tomentosa	-	2	-	-	-	L
	<i>Populus tremuloides</i>	Quaking Aspen	36" box	-	20-30'H x 15-20"W	-	-	M
	<i>Malus domestica</i>	Apple	24" box	2	15-20'H x 15-20"W	-	-	M
<b>SHRUBS</b>								
	<i>Amelanchier alnifolia</i>	Saskatoon Berry	15 gal	500	15-20'H x 15-20"W	-	-	M
	<i>Ribes aureum</i>	Golden Currant	15 gal	500	6-10'H x 5-10"W	-	-	M
<b>GRASSES</b>								
	<i>Bouteloua gracilis</i>	Blue Grama	1 gal	1175	1-2'H x 1-2"W	-	-	L
	<i>Panicum virgatum</i>	Switchgrass	1 gal	1440	4-6'H x 2-3"W	-	-	L
	Turfgrass		soil	751				

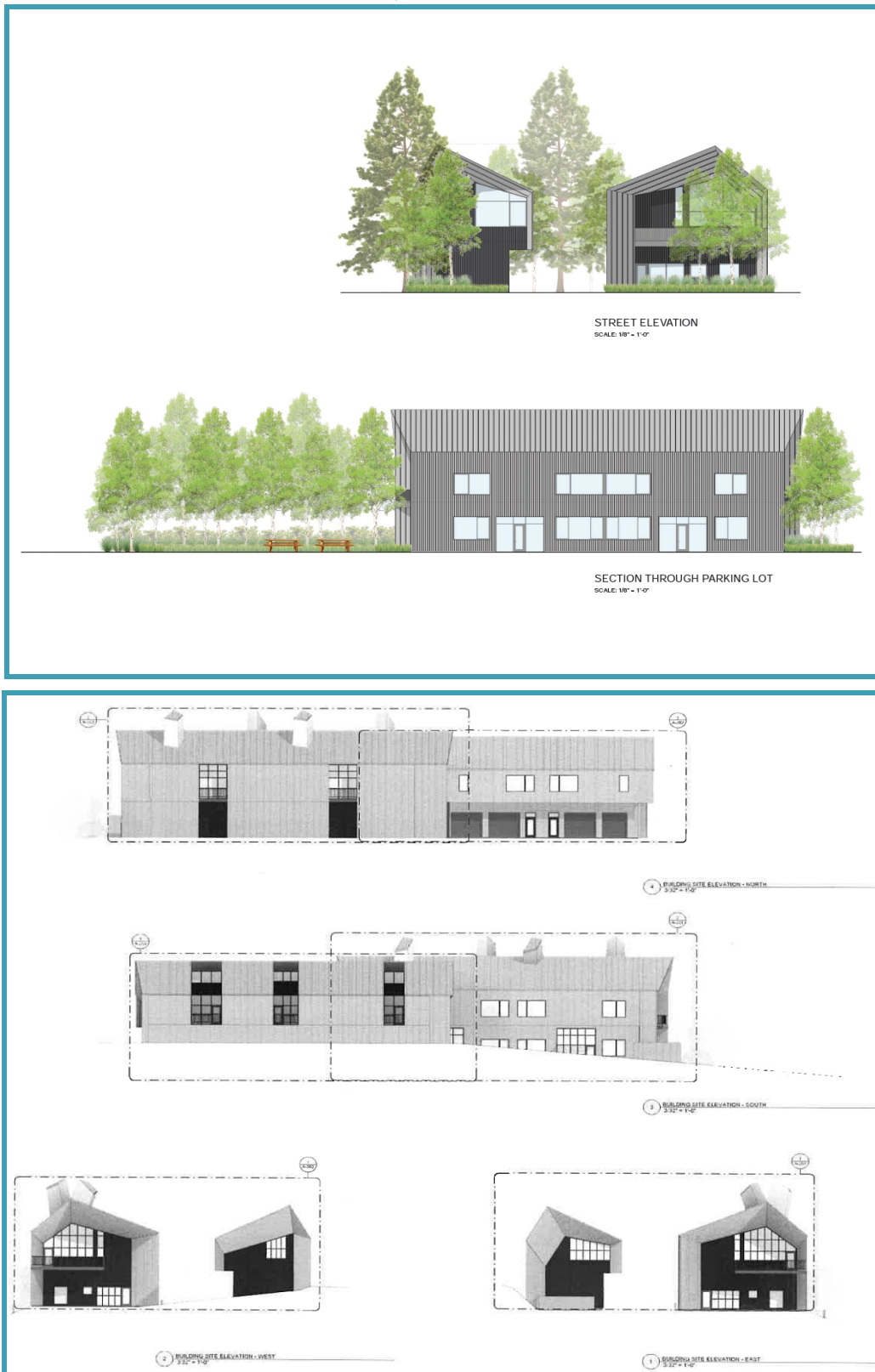
LANDSCAPE SITE PLAN

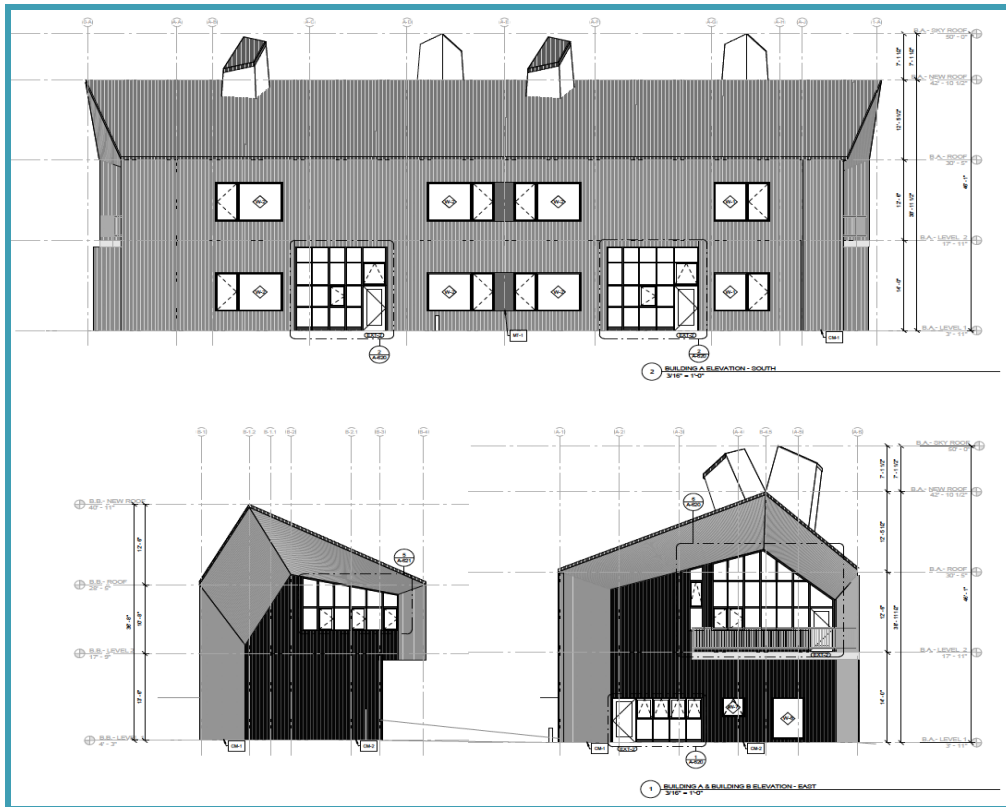
SCALE: 1/8" = 1'-0"

KEY NOTES

- 1 Low meadow planting
- 2 High meadow planting
- 3 Boulders
- 4 Private Patio
- 5 Community gathering lawn
- 6 Concrete paving
- 7 Apple trees
- 8 Shrub planting for privacy
- 9 Existing Pine to remain

## FIGURES 5A- 5E| BUILDING ELEVATIONS







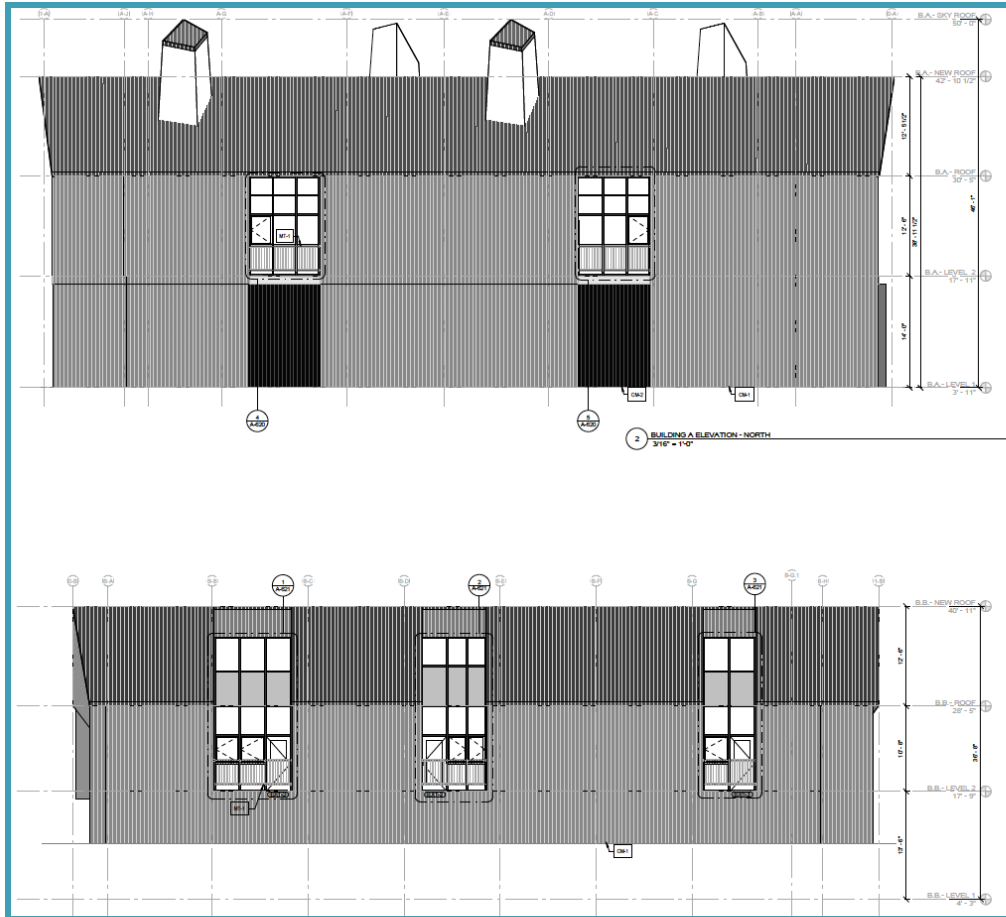


FIGURE 6 A | FOOTINGS

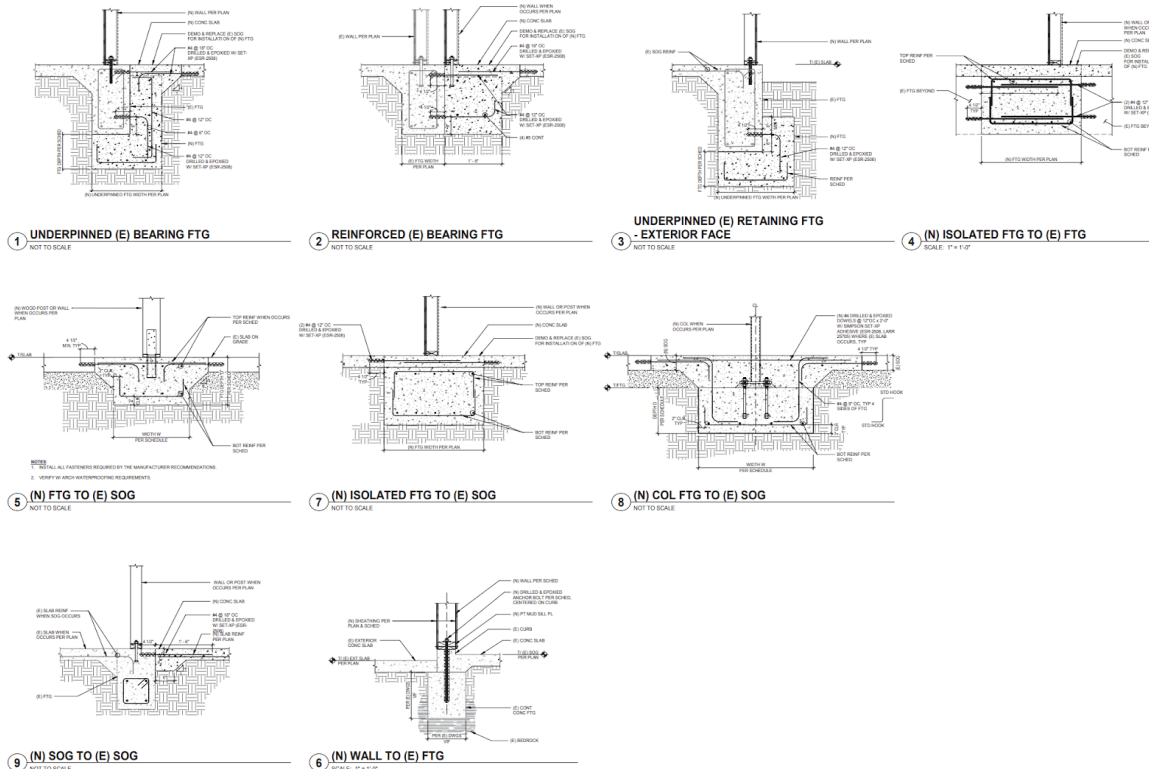
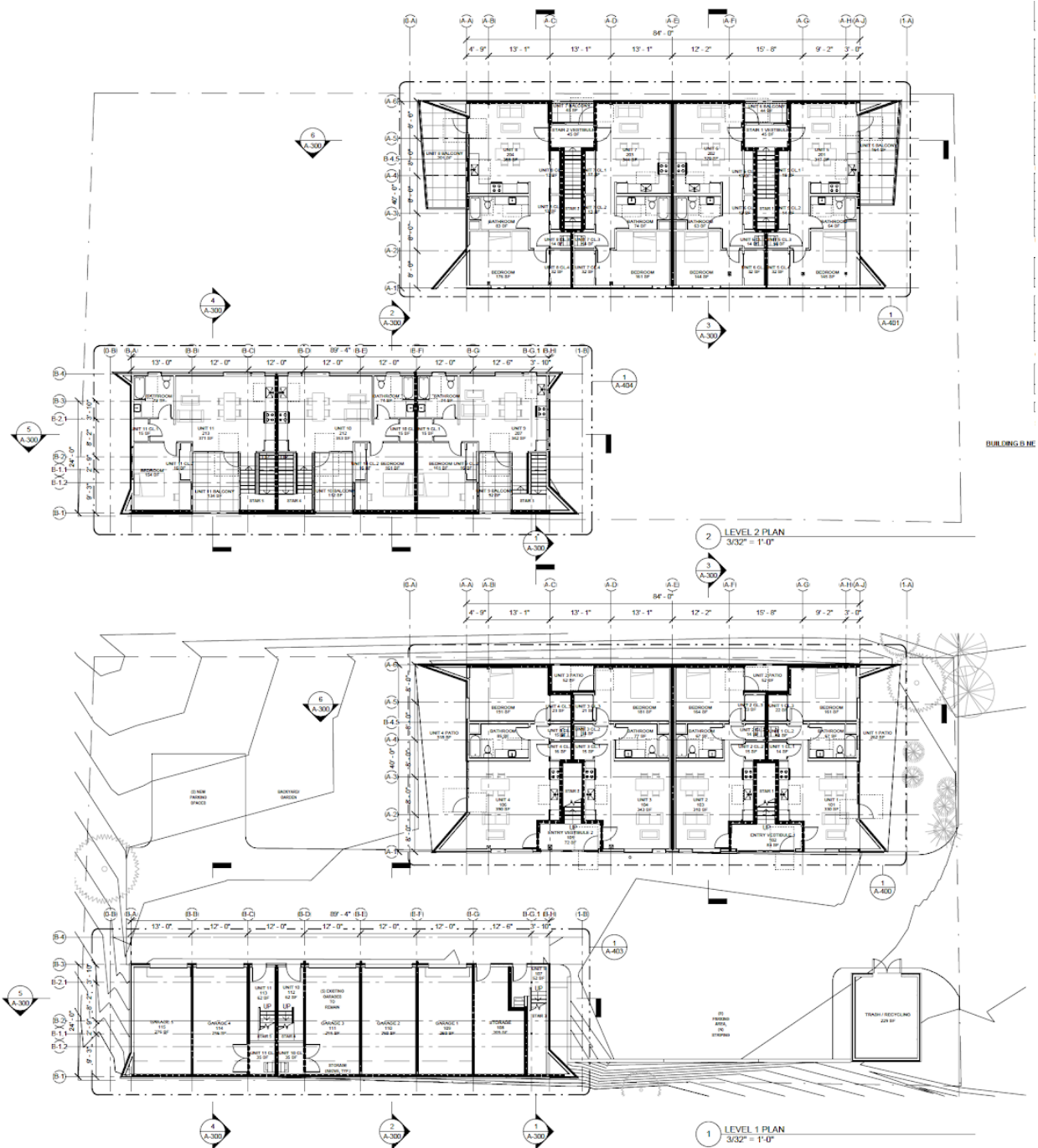


FIGURE 6 B | SITE PLAN



### STATEMENT OF PURPOSE AND NEED FOR THE PROPOSAL [40 CFR 1508.9(B)]:

The purpose of this proposed project is to provide low-income housing for residents in the Town of Mammoth Lakes (TOML) earning below 80% of the Area Median Income, who do not have the financial means to reasonably afford market rate rents.

The Sierra Manor Affordable Housing Project is needed to comply with the 2019-2027 Town of Mammoth Lakes General Plan Housing Element policy to maintain and develop safe, decent, and affordable housing for existing and future residents. The Housing Element has been structured to meet the laws of the State Housing Element, and includes policies to support sufficient housing needs and to promote fair housing practices. The TOML Housing Element Policy 1.3- Consistency with State Planning Law, notes compliance with State Government Code 65583, which mandates local jurisdictions to accommodate regional housing needs, as identified in the Regional Housing Need Allocation (RHNA). The State Department of Housing and Community Development provided the RHNA for Mono County and Mammoth Lakes: the County's only incorporated community. The RHNA is for the period December 31, 2018 to August 15, 2027. The Sierra Manor Affordable Housing Project helps to achieve a portion of this goal with the TOML.

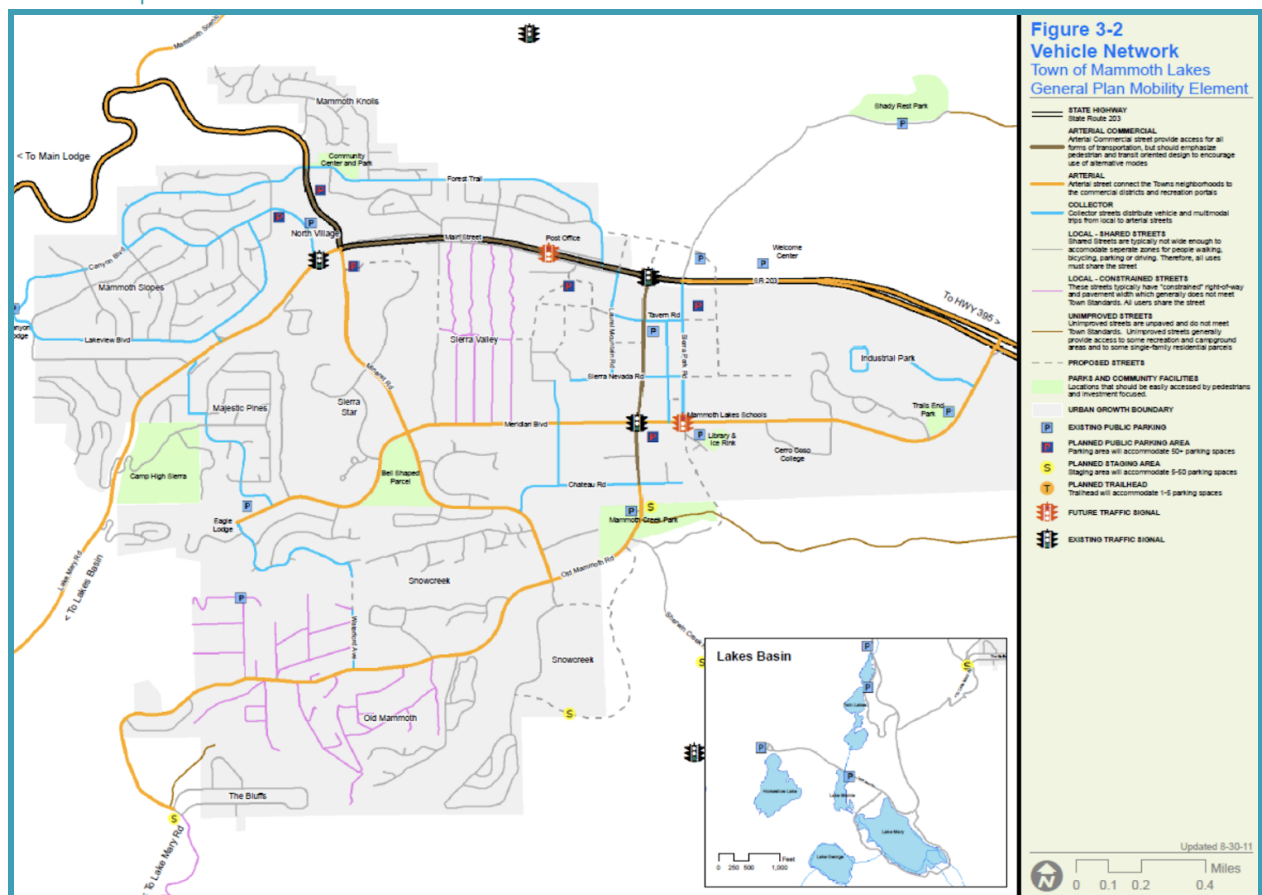
### EXISTING CONDITIONS AND TRENDS [24 CFR 58.40(A)]:

The Sierra Manor Affordable Housing Project is located in central Mammoth Lakes in the Old Mammoth Road (OMR) District, zoned as C-2 mixed-use commercial and residential land use designation consistent with the General Plan. The 0.40-acre site was built as a commercial development located to the north of Meridian Boulevard and one block east of Old Mammoth Road. Access to the site is from Sierra Manor Road, maintained by the TOML, and classified by the General Plan Mobility Element, Figure 7 on the following page, as a *collector street* which distributes vehicle and multimodal trips from local to arterial streets. The area surrounding the site has been fully developed with other multi-family, single family, and commercial businesses. The project site is depicted in the U.S. Geological Survey (USGS) Old Mammoth, California 7.5-minute topographic quadrangle, Township 3 South, Range 27 East, Section 35, and Township 13 South, Range 14 West, Sections 1, 5, 11, and 12, at an approximate elevation of 7,800 feet.

The TOML is a resort-oriented community surrounded by US Forest Service public lands, limiting new development. The Town has a permanent population of 8,316 and a total housing stock of 9,700 units, 59.4% of which are seasonal vacation homes that are not available for permanent residents to rent (2016 American Community Survey). This leaves limited housing availability for permanent residents, many of whom are the local workforce that earn significantly lower incomes compared to second-home owners. Based on the 2019-2027 Town of Mammoth Lakes Housing Element, permanent residents currently occupy around only one-third of the housing stock.

In 2016, approximately 5,237 people were employed within the Town, most of whom were low-wage hospitality-sector workers employed with the Mammoth Mountain Ski Area. Based on 2012-2016 American Community Survey (ACS) data within the TOML Housing Element of the General Plan (Figures 8A & 8B), 75% of Mammoth Lakes' households fall within extremely-low, very-low, low-, and moderate-income categories, that cannot afford market rate rents or market ownership opportunities, and sixty-five percent of renters and those owning homes in the TOML experience some degree of cost burden related to housing. The average

FIGURE 7 | MOBILITY ELEMENT- MAMMOTH LAKES GENERAL PLAN



## FIGURE 8A | MEDIAN HOUSEHOLD INCOME- HOUSING ELEMENT

**Table 2-10 Median Household Income: 2010 and 2016 (2016 Dollars)**

	2010	2016
Mammoth Lakes	\$54,414	\$60,899
Mono County <sup>a</sup>	\$55,087	\$58,937
California	\$60,883	\$63,783

<sup>a</sup>Includes the Town of Mammoth Lakes.  
Source: ACS 2016.

## FIGURE 8B | INCOME CATEGORIES - HOUSING ELEMENT

**Table 2-11 Income Categories by AMI**

Income Category	Area Median Income (AMI)
Extremely Low-Income	Less than 30% AMI
Very Low-Income	Between 31-50% AMI
Low-Income	Between 51-80% AMI
Moderate-Income	Between 81-120% AMI
Above Moderate-Income	Greater than 120% AMI

Source: HCD Income Limits 2018

## FUNDING INFORMATION

Grant Number	HUD Program	Funding Amount
TBD*	CA State HOME	\$1.4 million
TBD*	CA State CDBG	\$3.5 million

Current HUD funding is being sought through the California Department of Housing and Community Development (HCD).

### ESTIMATED TOTAL HUD FUNDED AMOUNT:

\$4,900,000

### ESTIMATED TOTAL PROJECT COST (HUD AND NON-HUD FUNDS) [24 CFR 58.32(D)]:

\$6,000,000

## COMPLIANCE WITH 24 CFR 50.4, 58.5, AND 58.6 LAWS AND AUTHORITIES

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits or approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required? <i>See right.</i>	Compliance determinations <i>No Mitigation Measures:</i> <i>There are no formal mitigation measures as the project has a Finding of No Significant Impact. Environmental impacts resulting from the project will be avoided pursuant to the provisions of General Plan. Standard project Best Management Practices have been included under the mitigation section to protect unknown resources that might be discovered during construction.</i>
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project is not located in close proximity to an airport or private general aviation facility. The nearest airport is the Mammoth Yosemite Airport, 1300 Airport Rd, Mammoth Lakes, CA 93546, located approximately 7.7 miles to the southeast. The project is not being developed in any airport safety zones (inner, turning or outer), runway protection zones, or any other operational zone.  <i>Documentation:</i> Figure 9A   Proximity of Mammoth Yosemite Airport to Project Site, Mono County General Plan Map  Figure 9B   Mammoth Yosemite Airport Land Use Plan Objectives A-C
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project is not located in a coastal zone. Additionally, there are no coastal barrier resources in the Town of Mammoth Lakes, CA.  <i>Documentation:</i> Figure 10A   Proximity of Coastal Barrier Resources to Project Site Map, California Coastal Commission



		Figure 10B   Mono County Location Map
<p><b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes    No <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project site is located within the FEMA Special Flood Hazard Area Zone X, identified as an "Area of Minimal Flood Hazard." FEMA has determined these areas of low flood risk under the National Flood Insurance program, and flood insurance is not required for these properties.</p> <p><b>Documentation:</b> Figure 11A   FEMA FIRM Map Map Number: 06051C1389D Map Date: 2.18.2011</p> <p>Figure 11B   FEMA Flood Hazard Layer</p>
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<p><b>Clean Air</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The Town of Mammoth Lakes meets all state and national air quality standards and is a maintenance area for PM-10. Existing control measures, like TOML Municipal Code 8.30.040 and General Plan Policy R.10.E on maintaining the National Ambient Air Quality Standard (NAAQS) for PM-10, have reduced levels sufficiently to where mitigation measures are not required. Nonetheless, additional measures have been incorporated into the Great Nassin Unified Air Pollution Control District (GBUAPCD) Air Quality Management Plan to assist in further reductions of PM-10 levels with the goal of improved compliance with the California Ambient Air Quality Standard for PM-10. Also, prior to construction, the contractor will be obligated to seek a Great Basin Unified Air Pollution Control District Secondary source permit which contains conditions to ensure that all projects comply with District regulations, CEQA, and any air quality requirements imposed by Mono County and the Town of Mammoth Lakes. Typical conditions may include requirements to control dust during construction and permanent dust controls on exposed surfaces in the development.</p>



		<p><b>Documentation:</b> Figure 12A   EPA Air Quality Designations</p> <p>Figure 12B   Town of Mammoth Lakes Air Quality Management Plan 2014-2016 Triennial Progress Report</p> <p>See AQ Mitigation Measures for detailed provisions</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The project is not within a designated Coastal Management Zone. The Town of Mammoth Lakes has no frontage to the Pacific Ocean. The project site is located in Mono County, California.</p> <p><b>Documentation:</b> Figure 10B   Mono County Location Map</p> <p>Figure 13   California Coastal Commission, Coastal Zone Boundary Map</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The project site visit on August 19th, 2020, and literature review listed below, did not result in any evidence of contamination and toxic substances. Resources consulted:</p> <ol style="list-style-type: none"> <li>1. California Department of Toxic Substances Control's EnviroStor Database</li> <li>2. California State Water Resources Control Board's GeoTracker Database</li> <li>3. USEPA Resource Conservation &amp; Recovery Act (RCRA)'s RCRA Info Search</li> </ol> <p>All databases failed to identify any associated contaminants with toxic, hazardous, and radioactive, materials or contamination from petroleum in the project site or it's vicinity.</p> <p><b>Documentation:</b> Figure 14A   State Water Resources Control Board Geotracker Map</p> <p>Figure 14B   California Department of Toxic Substances Control EnviroStor Map</p> <p>Figure 14C   USEPA RCRA Info Search</p>

<p><b>Endangered Species</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The project is identified to have No Effect on state- and federal-listed animal and plant species. Literature and site reviews detailed below were undertaken to determine if habitat or species listed under the Federal ESA or California ESA were located at the project site; no special status species or suitable habitat were identified.</p> <p>Biological investigations of the project site on 8.19.2020 found that the site has been fully developed for commercial uses. All of the site has been previously graded, paved, and has minimal ornamental vegetation (Figures 2A-2C). Prior to the site visit, searches through the USFWS' ECOS database and the California Natural Diversity Database (CNDDDB) were performed and failed to identify species within the project footprint; this was substantiated during the site visit.</p> <p><b>Documentation:</b> Figure 15A   USFWS ECOS Search For Species in Mono County</p> <p>Figure 15B   CNDDDB GIS Map of Federal Listed Species in Project Area</p>
<p><b>Explosive and Flammable Hazards</b> 24 CFR Part 51 Subpart C</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>State and federal database searches and review of the project site failed to locate any explosives or flammable hazards at or adjacent to the site.</p> <p><b>Documentation:</b> Figure 14A   State Water Resources Control Board Geotracker Map</p> <p>Figure 14B   California Department of Toxic Substances Control EnviroStor</p> <p>Figure 14C   USEPA RCRA Info Search</p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>This project will not convert farmlands to nonagricultural uses, as outlined by the Farmland Policy Protection Act (FPPA). Review of the California Division of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP) found that the</p>

		<p>project site is on land designated as "Disturbed or Vacant" which is consistent with the development of the area.</p> <p><b>Documentation:</b> Figure 16   CA Department of Conservation - Farmland Finder</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The project site is within Special Flood Hazard Area Zone X, meaning area of minimal flood hazard. The Zone X areas have a 0.2% annual flood chance and are considered in areas of low flood risk under the National Flood Insurance program; flood insurance is not required for these properties. Construction activities at the site are not subject to additional evaluations under EO 11988.</p> <p><b>Documentation:</b> Figure 11A   FEMA FIRM Map Map Number: 06051C1389D Map Date: 2.18.2011</p> <p>Figure 11B   FEMA Flood Hazard Layer.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>Pursuant to 36 CFR 800.4(c), HCD has determined that the buildings at 238 Sierra Manor Road are not eligible for the National Register of Historic Places because it is less than 50 years old, and none of the criteria considerations for properties under 50 years of age apply. Pursuant to 36 CFR 800.4(d)(1), HCD has determined that this undertaking will result in No Historic Properties Affected. HCD has requested comments from the State Historic Preservation Officer on its finding of No Historic Properties Affected in a consultation letter dated [TBD].</p> <p>The buildings at 238 Sierra Manor Road were constructed in 1989, and therefore do not meet the 50 year rule for evaluation of normal historic properties. The office buildings are of an unremarkable contemporary architectural style, and do not contain any particular artistic flourishes or engineering feats. Literature reviews identified that no significant events or</p>

		<p>persons in recent history have occurred at this location that may qualify the buildings for National Register Criteria Consideration G. This building is not of a fragile type, nor a last remnant of its style. None of the other National Register Criteria Considerations apply to this building type. Therefore the buildings at 238 Sierra Manor Road, Mammoth Lakes, California are not eligible for the National Register of Historic Places. (Figure 17).</p> <p>Additional archaeological studies were not developed for the project site as all construction activities are within the current buildings and existing foundations. No ground disturbance is planned for completion of the undertaking. The site is fully developed with two commercial buildings, built in 1989, paved, and graded. All construction comprises rehabilitating the commercial buildings with residential infrastructure, not surpassing the current limits of the buildings. Staging will occur within the existing parking lots for the buildings.</p> <p><b>Documentation:</b> Figure 5A-5E   Building Elevations Figure 6B   Site Plan Figure 17   BERD- Proximity of Historic Properties to Project Site</p>
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>There is no potential for sensitive receptors to be impacted by the development of this project. Based upon the HUD Noise Assessment Guidelines for calculating noise level, the ambient noise level during construction is anticipated to be at or below 65 dB with the implementation of TOML's noise ordinance measures. A noise analysis performed at the project site utilizing the HUD Noise Assessment Guidelines and the HUD Guidance Noise Abatement &amp; Control for EA's found the roadway noise to be 43 dB, which is below the 65 dB standard. Using the HUD Guidance Noise Abatement &amp; Control for EA's on the 8.19.2020 site</p>

		<p>visit, the predominant source of noise and vibration at the site is from the commercial hardware store, High Country Lumber, directly across the street from the project. Pursuant to Chapter 8.16.090 of the TOML's Noise Ordinance, construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and prohibited on Sunday or holidays.</p> <p><b>Documentation:</b> Figure 18   HUD Noise Abatement &amp; Control Guidance</p> <p>See Noise Mitigation Measures for detailed provisions</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>Sole Source Aquifers (SSA) are mapped by the US EPA. Evaluation of EPA's data shows that there are no SSA in the vicinity of the project site. The nearest SSA is the Fresno Streamflow Source Zone SSA (ID#SSA55b). Using the EPA GIS measuring tool, this SSA is approximately 3.73 miles west of the project. Drinking water within the TOML is provided by Mammoth Community Water District from the Mammoth Creek Watershed surface waters on the eastern side of the Sierra Nevada Mountain Range. The Mammoth groundwater basin is located in the middle of the larger watershed region and consists of a complex system of water-bearing glacial deposits and fractured volcanic rock formations.</p> <p><b>Documentation:</b> Figure 19A   EPA's Sole Source Aquifers Map</p> <p>Figure 19B   Mammoth Community Water District- Groundwater Management Plan For The Mammoth Basin Watershed</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The USFWS Wetlands Mapper was referenced when identifying potential wetlands in the project vicinity. Based on the findings, wetlands do not occur at the project site and the proposed project will not impact wetlands.</p>

		<p><b>Documentation:</b> Figure 20   USFWS National Wetlands Inventory Map</p>
<p>Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project is not located near any watercourse or river that is included under the Wild and Scenic Rivers Act and no Section 7 Report is required. The nearest Wild and Scenic river is 6.63 miles to the west of the project site within the Devils Postpile National Monument. The figure below shows the distance from the project site to the nearest designated river.</p> <p><b>Documentation:</b> Figure 21   National Wild and Scenic Rivers Map</p>
<b>ENVIRONMENTAL JUSTICE</b>		
<p>Environmental Justice Executive Order 12898</p>	<p>Yes    No <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project will not have any negative impacts on low-income and minority persons. The project is being developed to expressly assist, and provide housing to, economically disadvantaged persons earning below 80% of the Area Median Income. The project does not require the removal of any housing for its development. This project is seen as an overall benefit to all citizens of the TOML, particularly to low-income and minority groups.</p> <p><b>Documentation:</b> Figures 8A &amp; 8B</p> <p>See Socioeconomics Mitigation Measures for detailed provisions</p>

## ENVIRONMENTAL ASSESSMENT FACTORS [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. All conditions, attenuation or mitigation measures have been clearly identified.

**IMPACT CODES:** Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>The proposed project is in conformance with the Town of Mammoth Lakes' General Plan for zoning and site development. The project site is zoned as the Old Mammoth Road (OMR) District in the General Plan. The OMR Zoning District identifies areas appropriate for small to medium scale commercial uses, and also for mixed use housing for live/work, and infill developments. The OMR zoning district is consistent with the Commercial 2 (C-2) land use designation of the General Plan. The proposed project will be compatible with surrounding land uses that consist of existing commercial and residential developments including multi-family housing. All TOML public services are available for the project site.</p> <p><b>Documentation:</b> Figure 22   Town of Mammoth Lakes General Plan, Land Use Designations Site Visit: 8.19.2020</p>
Soil Suitability/ Slope/ Erosion/	2	Successful building construction has occurred on the site from the development of the two commercial buildings in 1989, indicating that the soils on the project site are



Drainage/ Storm Water Runoff		<p>suitable for the proposed rehabilitation. Any design criteria will be compliant with California Building Code, including seismic safety considerations, and included as standard design features of the project. All project design plans will be reviewed, evaluated by the TOML Building Division with associated engineering inspections, prior and during construction. No excessive slopes exist at the site identified for project development and associated activities. No erosion was evident at the project site and the site has minimal chance of significant erosion in the area of proposed development. This is due to:</p> <ul style="list-style-type: none"> <li>(1) the relatively flat topography at the project site</li> <li>(2) the limited area of project development</li> <li>(3) the project will comply with erosion control measures during construction, as prepared by a professional engineer, which is a standard condition for development within the Town of Mammoth Lakes and the State of California.</li> </ul> <p>Site review determined that existing site drainage can be managed by standard drainage control practices and structures that tie into the Town's existing storm drainage system. In order to manage stormwater runoff, the project will connect to the TOML's storm water drainage network managed by Mammoth Community Water District (MCWD). Implementation will comply with local regulations and provide appropriate site drainage of stormwater runoff. The documents below guide the Best Management Practices implemented both by the Town and by MCWD.</p> <p><b>Documentation:</b> Figure 23A   Stormwater Resources Plan 2017, Town of Mammoth Lakes</p> <p>Figure 23B   Mammoth Community Water District Urban Water Management Plan, Groundwater Management</p> <p>Figure 23C   Town Of Mammoth Lakes General Plan, Resource Management &amp; Conservation, Erosion &amp; Sedimentation Policies</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>No hazards or nuisances are present at the project site or would be generated by the project. During project construction, adequate public safety warning signs and construction safety personnel will be required as part of the Town's site development and building permits. The Town will also require contractor safety and traffic control</p>

		<p>for the project as part of contract documents, which are standard conditions for construction projects on and adjacent to roadways. These standard requirements reduce the potential impacts to below a level of significance. Site specific noise assessments identified no major noise sources that would affect residential development and that might exceed the General Plan standards for the site. The General Plan mitigation measures have been included and when implemented would reduce noise at the project to levels within acceptable levels. The project itself would only generate temporary construction-related noise that is well within the General Plan guidelines.</p> <p><a href="#">Documentation:</a> Figure 24A   Town of Mammoth Lakes General Plan, Noise Element</p> <p>Figure 24B   Town of Mammoth Lakes General Plan, Public Health and Safety, Hazards Element</p>
Energy Consumption	1	<p>The residential units developed and retrofitted by this project are required to comply with the current California Building Code and the State's Title 24 energy regulations which are the most stringent in the United States. Complying with these requirements alone, will provide reduced energy consumption compared with conventional home development without these requirements. Additionally, the rehabilitation of old commercial buildings into residential housing conserves energy; the energy otherwise expended to construct new buildings is conserved. The energy mobilized for rehabilitating the buildings is marginal when compared to the construction of new housing.</p> <p>Also, within the development guidelines of the Town of Mammoth Lakes General Plan, Resource Management &amp; Conservation (R-3): Energy Resources, Goal R.8 details the goal to increase use of renewable energy resources and encourage conservation of existing sources of energy. Implementation of these strategies are intended to reduce overall energy consumption and greenhouse gas emissions. Please see mitigation measures for Air Quality.</p> <p><a href="#">Documentation:</a> Figure 25   Town Of Mammoth Lakes General Plan, Resource Management &amp; Conservation</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	1	<p>The project will have no adverse impact on employment and income patterns in the Town of Mammoth Lakes or the surrounding areas. In the short-term, the project will benefit local employment from construction workers in the Town. In the long-term, residential use of the rehabilitated office buildings will increase low-income housing for the local labor force, allowing residents to live and work locally, which will facilitate the recirculation of funds within the local micro-economy of Mammoth Lakes. Moreover, rehabilitating the dated buildings from 1989 supports urban renewal and encourages other residential and commercial entities to maintain their properties at this new elevated baseline.</p> <p><a href="#">Documentation:</a> Figure 26   Town of Mammoth Lakes Housing Element 2019-2027</p>
Demographic Character Changes, Displacement	1	<p>The project will develop low-income housing to meet the needs of the Town of Mammoth Lakes. These demographic groups are typically disadvantaged in markets with high real-estate values. This project will help alleviate some of the financial and commuting pressures (traveling from more affordable residential areas to work in more expensive areas) to assist in creating more demographic diversity within the TOML. The characteristic of the area will not change as Old Mammoth Road (OMR) District is zoned as C-2 mixed-use commercial and residential land use designation which is consistent with the General Plan. The project site is a former commercial complex and the rehabilitation of the buildings to accommodate residential units, will not result in the displacement of persons.</p> <p><a href="#">Documentation:</a> Figure 27   Town Of Mammoth Lakes General Plan, Housing</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	<p>The project will not have an impact on education facilities. The closest school to the project site is 0.3 miles to the east. The TOML has an Arts &amp; Cultural Center and has identified an “Arts, Culture, Heritage, and Natural History Element” with stated goals in the Town’s General Plan in Chapter 4.5. The project will not impact cultural facilities.</p> <p><b>Documentation:</b> Figure 28A   TOML General Plan, Arts, Culture, Heritage and Natural History</p> <p>Figure 28B   TOML Land Use Element/Zoning Code Amendments and Mobility Element Update, Cultural Resources</p>
Commercial Facilities	1	<p>The proposed project is located in the Old Mammoth Road (OMR) District which is zoned as C-2 mixed-use, allowing for both a commercial and residential land use designation. The adjacent commercial facilities will benefit from the increased patronage by the residents.</p> <p><b>Documentation:</b> Figure 29   Town of Mammoth Lakes General Plan, Land Use</p>
Health Care and Social Services	2	<p>Health care and social services will not be adversely impacted by the project. The project site is located 0.2 miles from Mammoth Hospital, which provides emergency, and inpatient medical services. Social services are provided by both State, County and local non-profit agencies. These services, if required by the residents of the project, are available within the Town of Mammoth Lakes and Mono County. The development of the project is not expected to have any significant impacts on health care facilities or the ability to serve the population of the proposed project.</p> <p><b>Documentation:</b> Figure 30   Town of Mammoth Lakes General Plan, Public Services</p>
Solid Waste Disposal / Recycling	2	<p>The proposed project will continue to receive solid waste services through Mammoth Disposal and the Sierra Conservation Project, for recycling. While the development of new housing will have a corresponding incremental increase in residential solid waste generation, the waste can be accommodated by the</p>

		<p>existing landfills. Additionally, waste diversion and recycling programs are in place in the Town to reduce the solid waste stream to landfills, and the Town has anticipated the growth of recycling and landfill diversion in its planning documents.</p> <p><a href="#">Documentation:</a> Figure 31   TOML Solid Waste &amp; Recycling</p>
Waste Water / Sanitary Sewers	2	<p>The proposed project's wastewater will be serviced by the Mammoth Community Water District (MCWD). Though the project may result in increased wastewater generation it is not planned to exceed existing sewer line or treatment plant capacities. Therefore, the project will not result in the need for the construction of new facilities or the expansion of existing facilities. Additionally, the Town will assess development impact fees when building permits are issued for construction of the project. These fees are designed to offset any potential impacts of new development on TOML services.</p> <p><a href="#">Documentation:</a> Figure 32   Mammoth Community Water District Urban Water Management Plan, Wastewater</p>
Water Supply	2	<p>Water supplies to the project site are provided by the Mammoth Community Water District. Existing water supplies are sufficient to provide drinking water to the project. No new water supplies or facilities are required. The TOML also has a water conservation plan in place to help conserve the drinking water supply. The TOML's current supplies of water are adequate to meet demand. These policies are detailed in the General Plan section below.</p> <p><a href="#">Documentation:</a> Figure 33   Town Of Mammoth Lakes General Plan, Resource Management &amp; Conservation</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>The Mammoth Lakes Police Department provides police services for the project site and will continue to do so after the project is constructed. There are no anticipated additional needs for police department facilities related to the project. The Mammoth Lakes Fire Department provides fire services to the project site and would continue to do so with the development of the project. The #1 Fire Station is approximately 0.7 miles northwest of the project site, and #2 Fire Station is 1.5 miles southwest of the project site. The Mammoth Community Water District supplies potable water to the Town. In accordance with their 2015 Urban Water Management</p>

		<p>Plan, fire flows to support fire suppression activities are 2,000 gallons per minute, which is deemed adequate for the project site. Emergency medical services are provided by the Mammoth Hospital. Development of the project will not have an impact on these medical services or require additional emergency medical services to be provided.</p> <p><b>Documentation:</b> Figure 30   Town of Mammoth Lakes General Plan, Public Services</p> <p>Figure 34A   Town of Mammoth Lakes General Plan, Safety Element</p> <p>Figure 34B   Mammoth Community Water District- Urban Water Management Plan, Wildfire Consideration</p>
Parks, Open Space and Recreation	2	<p>The proposed project will not adversely impact parks, open space or recreation facilities. The TOML has outlined current and future park needs, open spaces, and recreational resources in the General Plan. There are existing parks located near the project site, but there are no new park needs identified for the immediate area near the project. The TOML has policies in-place for future park development based on overall population growth of the Town.</p> <p><b>Documentation:</b> Figure 35   Town of Mammoth Lakes General Plan, Parks, Open Space and Recreation</p>
Transportation and Accessibility	2	<p>The proposed project will be served by Eastern Sierra Transit Authority for bus service and is readily available to residents. Also, adequate on-site and off-street parking is available. Due to the small size of the project and its location near an arterial roadway, any increase in traffic generated by the project is not expected to have a significant effect on the VMT of area roads. Increased traffic flow from the project is already incorporated into the General Plan Mobility Element.</p> <p><b>Documentation:</b> Figure 36   Town of Mammoth Lakes General Plan, Mobility Element</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	There are no unique natural features or water resources that would be affected by the proposed project. Site Review: 8.19.2020
Vegetation, Wildlife	2	There are no special flora or faunal communities identified within the project footprint that require mitigation or special consideration. Site Review: 8.19.2020
Other Factors		N/A

#### ADDITIONAL STUDIES PERFORMED:

No additional studies were performed for this undertaking. Numerous primary resources from jurisdictional agencies were consulted to substantively determine that no impacts would result to the evaluated resources. If a potential impact were to have been identified, further studies would have been undertaken.

#### FIELD INSPECTION (DATE AND COMPLETED BY):

The site inspection was performed on August 19th, by Ms. Essra Mostafavi, MA Environmental Policy, Geōde Environmental

- The site periphery was walked and photographed.
- All landscape plant species were identified and keyed per the Jeson Manual.
- 100% of the site was visualised and assessed.
- Site was evaluated for suitable habitat for state and federal species.
- Site conditions were assessed against research and literature review findings.

#### LIST OF SOURCES, AGENCIES AND PERSONS CONSULTED [40 CFR 1508.9(B)]:

- California Coastal Commission. "Coastal Zone Boundary Map." *California Coastal Commission*, <https://www.coastal.ca.gov/maps/czb>.
- California Department of Conservation. "California Important Farmland Finder." *California Department of Conservation*, <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed 24 August 2020.
- California Office of Historic Preservation. "Built Environment Resource Directory." *Office of Historic Preservation*, [https://ohp.parks.ca.gov/?page\\_id=30338](https://ohp.parks.ca.gov/?page_id=30338).
- CDFW. "California Department of Fish and Wildlife Natural Diversity Database." *California Department of Fish and Wildlife*. Mono, California Quadrangle, <https://wildlife.ca.gov/data/cnddb>. Accessed 19 August 2020. (subscription required)
- Department of Toxic Substances. "EnviroStor." *Department of Toxic Substances Control EnviroStor*, <http://www.envirostor.dtsc.ca.gov/public>. Accessed 14 August 2020.
- FEMA Flood Map Service Center, Figure 9A & 9B. "Area of Minimal Flood Hazard." Accessed on 14 August 2020.
- HUD Exchange. "Noise Abatement and Control." *HUD Exchange Programs*, <https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/>. Accessed on 19 August 2020.



- Kiddoo, Phillip L. "2014-2015 Mammoth Lakes PM10 and Meteorological Summary." *Great Basin Unified Air Pollution Control District*, 13 May 2015, <http://www.townofmammothlakes.ca.gov/DocumentCenter/View/5292>.
- Kiddoo, Philip L. "Town of Mammoth Lakes Air Quality Management Plan 2014-2016 Triennial Progress Report." *Great Basin Unified Air Pollution Control District*, December 2017, [https://gbuapcd.org/Docs/District/AirQualityPlans/MammothLakes/2014-2017%20TOML%206.1\\_Progress%20Report.pdf](https://gbuapcd.org/Docs/District/AirQualityPlans/MammothLakes/2014-2017%20TOML%206.1_Progress%20Report.pdf). Accessed 26 August 2020.
- Mammoth Community Water District. *2015 Urban Water Management Plan*, <https://www.mcwd.dst.ca.us/assets/final-2015-uwmp.pdf>. Accessed 24 August 2020.
- Mammoth Community Water District. *Groundwater Management Plan For The Mammoth Basin Watershed*, 2005, [https://inyo-monowater.org/wp-content/uploads/2011/09/MCWD\\_Groundwater-Management-Plan-for-The-Mammoth-Basin.pdf](https://inyo-monowater.org/wp-content/uploads/2011/09/MCWD_Groundwater-Management-Plan-for-The-Mammoth-Basin.pdf).
- Mammoth Lakes Housing, Inc. *Mammoth Lakes Housing, Inc. Strategic Plan 2019-2023*, [https://mammothlakeshousing.org/wp-content/uploads/2019/06/MLH\\_Strategic\\_Plan\\_2019\\_v7.FINAL\\_.pdf](https://mammothlakeshousing.org/wp-content/uploads/2019/06/MLH_Strategic_Plan_2019_v7.FINAL_.pdf), page 4.
- Mammoth Lakes Housing. *Mammoth Lakes Community Housing Action Plan*, 2017.
- Mono County California. "Mammoth Yosemite Airport Land Use Plan." *Mono County California's Eastern Sierra*, <https://www.monocounty.ca.gov/generalplan/mammoth-yosemite-airport-land-use-plan>
- National Wild and Scenic Rivers System, <https://www.rivers.gov>. Accessed 15 August 2020.
- Office of Historic Preservation, Built Environment Resources Directory (BERD), GIS Map, Figure 13.
- State Water Resources Control Board. "GeoTracker." *State Water Resources Control Board GeoTracker*, <https://geotracker.waterboards.ca.gov>. Accessed 14 August 2020.
- Town of Mammoth Lakes. *2019-2027 Housing Element*, April 2019,
- Town of Mammoth Lakes. "Chapter 4.5 Cultural Resources." *Land Use Element/Zoning Code Amendments and Mobility Element Update*, [https://www.ci.mammoth-lakes.ca.us/DocumentCenter/View/6100/45\\_Cultural-Resources](https://www.ci.mammoth-lakes.ca.us/DocumentCenter/View/6100/45_Cultural-Resources).
- Town of Mammoth Lakes. *Community Housing Action Plan: Part 1, Housing Needs, Accomplishments, and Challenges*, 2017, <https://mammothlakeshousing.org/wp-content/uploads/2017/07/ML-2017-final-July-10-2017.pdf>.
- Town of Mammoth Lakes. "Section 8.30.040 - Limitations on number of appliances." *Town of Mammoth Lakes Municipal Code Chapter 8.30 Particulate Emissions Regulations*, [https://www.townofmammothlakes.ca.gov/DocumentCenter/View/4520/MC8-30\\_Final-5-14-14?bidId=](https://www.townofmammothlakes.ca.gov/DocumentCenter/View/4520/MC8-30_Final-5-14-14?bidId=).
- Town of Mammoth Lakes. *Mammoth Lakes Draft Stormwater Resources Plan*, <https://www.townofmammothlakes.ca.gov/DocumentCenter/View/7942/DRAFT-Mammoth-Stormwater-Resource-Plan?bidId=>. Accessed 24 August 2020.
- Town of Mammoth Lakes. *Town of Mammoth Lakes General Plan*, 2019, [https://www.townofmammothlakes.ca.gov/DocumentCenter/View/9579/General\\_Plan-Updated-Sep-2019?bidId=](https://www.townofmammothlakes.ca.gov/DocumentCenter/View/9579/General_Plan-Updated-Sep-2019?bidId=).
- USEPA. "PM-10 (1987) Designated Areas by State/County/Area." *Green Book*, <https://www3.epa.gov/airquality/greenbook/pbcty.html>.

- USEPA. "Interactive Map of SSAs." *Sole Source Aquifers for Drinking Water*, <https://epa.maps.arcgis.com/home/webscene/viewer.html?layers=400e3d982ac545e5a05bd39ea9a7f113>. Accessed 15 August 2020.
- USEPA. "RCRA Info Search." *USEPA*, <https://enviro.epa.gov/facts/rcrainfo/search.html>. Accessed 14 August 2020.
- USFWS. "CBRS Mappers." *Coastal Barrier Resources System*, [www.fws.gov/CBRA](http://www.fws.gov/CBRA). Accessed 14 August 2020.
- USFWS. "National Wetlands Inventory." *USFWS*, <https://www.fws.gov/wetlands/Data/Mapper.html>. Accessed 15 August 2020.
- USFWS List of Threatened and Endangered Species, Redwood Road Project, Consultation Code 08ESMF00-2018-SLI-3019.
- USFWS. "Coastal Barrier Resources." *US Fish and Wildlife Service*, [www.fws.gov/CBRA](http://www.fws.gov/CBRA). Accessed 14 August 2020.
- USFWS. "Species by County Report." *Ecos Environmental Conservation Online System*, <https://ecos.fws.gov/ecp/>. Accessed 15 August 2020.

## SOURCES

- HUD- Policy Development & Research- Called 800.245.2691 on 8/14/2020 to discuss § 50.23 Public participation protocols on an EA/FONSI.
- HUD- California Regional Offices Emailed [CAWebmanager@HUD.gov](mailto:CAWebmanager@HUD.gov) on 8/14/2020 to to discuss § 50.23 Public participation protocols on an EA/FONSI.
- Mono County- Regional Transportation Plan, 2019

## PERSONS CONSULTED

- HUD- Email and phone correspondence with Meira Barrett, Senior Community Planning and Development Representative at [Meira.A.Barrett@hud.gov](mailto:Meira.A.Barrett@hud.gov), August 18-21st, 2020
- HCD- Email and phone correspondence with Jessica Hayes ([Jessica.Hayes@hcd.ca.gov](mailto:Jessica.Hayes@hcd.ca.gov)) & Robert Rystad ([Robert.Rystad@hcd.ca.gov](mailto:Robert.Rystad@hcd.ca.gov)), August 21-31st, 2020.
- OHP- Call and email correspondence with Shannon Lauchner Pries, Historian II, Local Government & Environmental Compliance Unit, [Shannon.Pries@parks.ca.gov](mailto:Shannon.Pries@parks.ca.gov), August 26th-28th, 2020.
- OHP- CHRIS Eastern Information Center- Email to Eulices Lopez, Administrative/Coordinator Assistant, [eickw@ucr.edu](mailto:eickw@ucr.edu), August 26th, 2020
- OHP- Voicemail to Jeanette Schulz, Associate State Archaeologist, Archaeology and Environmental Compliance Unit, 916-445-7031, August 26th, 2020- *no response*
- OHP- Email to Jenan Sanders, Deputy SHPO, [jenan.saunders@parks.ca.gov](mailto:jenan.saunders@parks.ca.gov), August 26th, 2020
- Town of Mammoth Lakes, Nolan Bobroff- Email and phone correspondence, [nbobroff@townofmammothlakes.ca.gov](mailto:nbobroff@townofmammothlakes.ca.gov), August 12th-August 31st, 2020.

## LIST OF PERMITS TO BE OBTAINED:

- TOML Building Permit
- Mammoth Community Water District (MCWD) water and sewer permit
- Mammoth Lakes Fire Department (MLFD) sprinkler permit

#### PUBLIC OUTREACH [24 CFR 50.23 & 58.43]:

- Public circulation of "Solicitation for Public Comment for NEPA EA With Anticipated FONSI" - Posted from September 3rd-21st:
  - Mammoth Lakes- Mono County Free Library  
400 Sierra Park Rd, Mammoth Lakes, CA 93546
  - Mammoth Post Office  
3330 Main St, Mammoth Lakes, CA 93546
  - Town of Mammoth Lakes Offices  
437 Old Mammoth Rd Suite R, Mammoth Lakes, CA 93546

#### CUMULATIVE IMPACT ANALYSIS [24 CFR 58.32]:

The proposed project is a single and discrete project, not linked with other on-going or planned future projects. As such, its impacts are definable to the time and location of their implementation. As a discrete project, there are no cumulative impacts from associated or future projects related to this site. Additionally, the TOML has evaluated cumulative development impacts as part of the preparation of the General Plan and have accounted for incremental cumulative impacts related to development at this and adjacent sites within the Town. As a result of those separate evaluations, the TOML has outlined a series of standard development guidelines and plans that all development projects must implement as part of their securing separate building and site development permits within the Town. Those standard development guidelines and plans will be required for the project development activities of the project.

#### ALTERNATIVES [24 CFR 58.40(E); 40 CFR 1508.9]:

The property owner has explicitly made this project site available for affordable housing to address the dearth of affordable housing in the Town and to assist the Town to meet its affordable housing goals. Therefore, no other alternatives were considered for the project site.

#### NO ACTION ALTERNATIVE [24 CFR 58.40(E)]:

The No Action Alternative would not construct any residential units on the currently commercial site. The property, with the current two two-story office buildings, would continue to be used for commercial purposes. Under this alternative, there would be no multi-family low-income housing developed, and the Town of Mammoth Lakes would continue to require multi-family and affordable housing development to comply with state and federal mandates. The selection of the No Action Alternative would not meet the stated Purpose and Need, to provide low-income housing for residents in the Town of Mammoth Lakes earning below 80% of the Area Median Income, who do not have the financial means to qualify for conventional market rate home loans.

#### SUMMARY OF FINDINGS AND CONCLUSIONS:

It has been determined that the project will result in a Finding of No Significant Impact and that there are no impacts to any of the resource areas evaluated in this Environmental Assessment. Rather the project will have a positive impact on the quality of the human environment, by providing low-income housing to the most vulnerable populations earning below 80% of the Area Median Income, facilitating housing for the local labor market and the

subsequent recirculation of funds within the local micro-economy of Mammoth Lakes. Moreover, rehabilitating the dated buildings supports urban renewal and encourages other residential and commercial entities to maintain their properties at this new elevated baseline.

The project site is zoned as Commercial 2 (C-2) which allows for both commercial and residential development. The Town of Mammoth Lakes long-range planning documents (including the General Plan and its multiple elements) have allowed the project site for residential use without additional entitlements. The Town of Mammoth Lakes is in the process of issuing a CEQA Categorical Exemption (CE) for the project which will assist the Town in meeting its state and federal obligations for housing. There are no formal mitigation measures for this project as the project has a Finding of No Significant Impact. Environmental impacts resulting from the project will be avoided pursuant to the provisions of General Plan. Standard project Best Management Practices have been included under the mitigation section to protect unknown resources that might be discovered during construction.

#### MITIGATION MEASURES AND CONDITIONS [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

#### No Mitigation Measures:

There are no formal mitigation measures as the project has a Finding of No Significant Impact. Environmental impacts resulting from the project will be avoided pursuant to the provisions of General Plan. Standard project Best Management Practices (BMPs) have been included to protect unknown resources that might be discovered during construction. The BMPs per the General Plan are as follows:

#### AIR QUALITY

Air Quality-1A: (Per General Plan 8.30.040 - Limitations on number of appliances, Multi-Unit Residential Developments.) No solid fuel-burning appliance may be installed in any new multi-unit residential development; however, one pellet-fueled wood heater per dwelling may be installed in a multi-unit residential development. Existing properties with one or more existing solid fuel-burning appliances may not install additional solid fuel-burning appliances. Existing properties with no existing solid fuel appliances may install only one pellet-fueled wood heater per dwelling.

Air Quality-1B: Solid fuel-burning appliances shall not be considered to be the primary form of heat in any new construction.

Air Quality-1C: No new and replacement appliances shall be installed without first obtaining a building permit from the Town. All installations shall require an inspection and approval by the building division prior to operation.

Air Quality-1D: Verification of compliance shall be certified by an inspector of the Town's building division.

### CULTURAL RESOURCES

Cultural Resources-1A: If during grading and excavation an archaeological resource is found, construction shall be temporarily diverted, redirected or halted as appropriate. Any discovery of such resources shall be treated in accordance with federal, state and local regulations, including those outlined in the CEQA Guidelines Section 15064.5 (e) and as appropriate, the Native American Historical, Cultural and Sacred Sites Act.

Cultural Resources-1B: For archaeological remains, conservation of a resource for which preservation in place is not feasible, relocation; and if that is not feasible, documentation shall be required.

Cultural Resources-1C: Should the existence of, or the probable likelihood, of Native American or other human remains be found during development of a site, the landowner shall contact the County Coroner and no further excavation or disturbance of the site or nearby area shall be permitted until the County Coroner determines that no investigation of the cause of death is required.

Cultural Resources-1D: If remains are found and determined to be Native American, the Coroner shall, as required by Public Resources Code Section 5097.98, notify the Native American Heritage Commission, which shall contact the most likely descendants. Those descendants shall have 24 hours to inspect and make a recommendation to the landowner as to the appropriate means for removal and non-destruction of the remains and artifacts found with the remains.

### ENERGY

Energy-1A: Encourage energy efficiency in new building and retrofit construction, as well as resource conservation and use of recycled materials, by developing incentives for improvements in building energy efficiency and resource conservation as well as reducing the use of fossil fuels and energy consumption of Town fleet through innovative measures.

Energy-1B: Encourage building design and orientation for passive solar heating by developing and implementing standards that enable and encourage the application of passive solar in new and existing public and private development.

Energy-1C: Increase use of renewable energy resources and encourage conservation of existing sources of energy.

### EROSION AND SEDIMENTATION

Erosion-1A: The TOML General Plan seeks to minimize erosion and sedimentation by managing natural and historic drainage patterns through identifying and mapping existing and historic drainage patterns while also maintaining a drainage master plan.

Erosion-1B: Parking lot storm drainage systems are required to include facilities to separate oils and silt from storm water where practical and when warranted by the size of the project.

Erosion-1C: Best Managements Practices (BMPs) are required during and after construction to prevent erosion, siltation and flooding.

## HABITAT RESOURCES

Habitat-1A: Development shall be stewards of Special Status plant and animal species and natural communities and habitats, minimizing removal of native vegetation and trees and destruction of wildlife habitat.

Habitat-1B: Work with Mammoth Community Water District to ensure that groundwater is not over-drafted and does not cause negative environmental impacts to resources such as surface water, springs and native vegetation.

Habitat-1C: Prohibit development in the vicinity of Mammoth Creek that does not maintain minimum established setbacks and protect stream-bank vegetation. Manage all properties held by the Town of Mammoth Lakes along the Mammoth Creek corridor for open space, habitat preservation and passive recreation.

## HAZARDS

Hazards-1A: Design all structures in Mammoth Lakes to withstand snow loads and to reduce any additional hazards created by snow accumulation.

Hazards-1B: Design buildings so that snow shed, ice shed, and snowmelt are not a hazard to people and property.

Hazards-2A: Restrict development in areas prone to geologic hazards (landslides, steep topography, slope instability, etc.), in flood prone areas and near the perimeter of natural or engineered water bodies, unless adequately mitigated.

Hazards-2B: Require commercial developments with more than 4,000 square feet of impervious space to provide 20% additional capacity for stormwater retention.

Hazards-3A: Improve resiliency of wastewater systems through grey water and green infrastructure improvements.

## LAND USE

Land Use-1A: Utilize Project Impact Evaluation Criteria (PIEC) to evaluate the relationship between growth, density, and population to ensure the balance of economic, social, and environmental factors so as to ensure that development does not exceed the carrying capacity of the Town.

Land Use-1B: Establish protective zoning standards for special resources and conservation areas and prepare an Annual Community Indicators Report to monitor pace of growth and to plan for changing conditions.



Land Use-2A: Require all development to meet community goals for highest quality of design, energy efficiency, open space preservation, and promotion of a livable, sustainable community. Development that does not fulfill these goals shall not be allowed.

Land Use-3A: Emphasize workforce housing for essential public service employees, such as firefighters, police, snow removal operators, and teachers.

Land Use-4A: To promote affordable housing and to ensure consistency with California Government Code Section 65915, density bonus (applied to the residential component of a project) is available for projects exceeding on-site affordable housing requirements. Bonus density would vary depending on the amount and kind of affordable housing provided, with the maximum density bonus being 35 percent.

## NOISE

Noise-1A: Pursuant to Chapter 8.16.090 of the Town's Noise Ordinance, construction activities shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday and prohibited on Sunday or holidays, or as otherwise permitted by Chapter 8.16.090.

Noise-1B: Construction equipment shall be muffled or controlled, if required, to meet Chapter 8.16 requirements for maximum noise generated by construction equipment. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers

Noise- 1C: The construction contractor shall provide temporary sound barriers around pile driving sites to the satisfaction of the Town Engineer should such activities take place in areas within 400 feet of existing residential units, if required to meet Chapter 8.16 requirements.

Noise-2A: The proposed project shall be located or architecturally designed to reduce the project noise impacts upon properties adjacent to each master-planned area or project property line, such that the exterior noise levels will not exceed Town Noise Ordinance requirements for an urban and multiple family setting. Design features could include setbacks, berms, landscaping, and architectural features, adjacent to both arterial and interior streets.

Noise-2B: Multi-family buildings shall be located or architecturally designed so the interior noise level will not exceed 45 Ldn. As a minimum, multi-family housing shall comply with Title 24 of the California Code of Regulations.

Noise-2C: Outdoor PA systems shall not be permitted to operate between the hours of 10:00 p.m. and 7:00 a.m. and shall not exceed the Town's Noise Ordinance standards at project property lines. Adherence with this measure is subject to periodic site inspections by the Town of Mammoth Lakes.

Noise-2D: Directional speakers shall be shielded and/or oriented away from off-site residences to the satisfaction of the Town Building Inspector.

## PARKS, OPEN SPACE AND RECREATION

Parks-1A: Require usable public recreation open space in all master-planned developments through a comprehensive and integrated year-round Parks and Recreation Master Plan.

Parks-1B: Maintain a Master Facility Plan and Development Impact Fee schedule.

## PUBLIC RESOURCES

Public Resources-1A: Establish Level of Service standards for facilities, operations and services and resource management. This includes annually reviewing and updating the Town of Mammoth Lakes Master Facilities Plan, Capital Improvement Plan and the Development Impact Fee Schedule.

Public Resources-2A: Build partnerships between public, private, and nonprofit sectors to provide critical services to vulnerable populations and foster community connections.

## PUBLIC SAFETY

Safety-1A: Keep Mammoth Lakes a safe place to live, work and play by maintaining safe and efficient municipal operations and services.

Safety-1B: Develop and maintain a Municipal Operation Plan that includes sites for storage and/or disposal of hazardous material, trash, propane, snow, and forestry products.

## SOCIOECONOMICS

Socioeconomics-1A: Through the Town's zoning standards, provide opportunities for development of housing to serve extremely low-income and special-needs populations, including seniors, the disabled, homeless, at-risk youth, seasonal employees and female-headed households.

Socioeconomics-2A: Provide for a sufficient amount of land designated at appropriate residential and mixed use densities to accommodate the Town's share of the regional need for affordable housing, including land to accommodate extremely-low, very-low, low- and moderate-income housing.

Socioeconomics-2B: As part of the annual planning report to the Town Council (including the annual report to HCD on the Housing Element), provide an update on progress to meeting the Housing Element (including units for extremely low-income households), to ensure that adequate sites remain available to meet the RHNA.

Socioeconomics-2C: Maintain an up to date, GIS-based inventory of potential sites available for future housing development, and provide this information to Mammoth Lakes Housing, Inc. and prospective developers.

Socioeconomics-2D: Ensure that updates and amendments to existing and future Master Plans and Specific Plans provide development capacity and supporting policy to help meet the Town's housing needs.

## SOLID WASTE

Waste-1A: Support programs to recycle materials such as paper, cardboard, glass, metal, plastics, motor oil; and programs to compost or chip for mulch tree cuttings, brush, and other vegetation.

Waste-1B: Develop programs to maximize recycling of waste products generated by the community to prolong useful life of the landfill.

Waste-1C: Require effective and efficient recycling programs throughout the community.

Waste-1D: Provide recycling containers throughout the community.

## TRANSPORTATION AND ACCESSIBILITY

Transportation-1A: Work with regional transportation partners to plan for and implement transportation projects that improve regional connectivity and access.

Transportation-1B: Create a sustainable transportation system that reduces Vehicle Miles Traveled (VMT) and peak period vehicle trips, thereby supporting local and regional air quality, greenhouse gas emission reduction, and public health objectives.

## WATER RESOURCES

Water-1A: The Town shall work with Mammoth Community Water District to ensure that land-use approvals are phased so that the development of necessary water supply sources is established prior to development approvals.

Water-1B: Require drought-tolerant landscaping and water-efficient irrigation practices for all development and Town-maintained landscaped areas, parks and park improvement projects.

Water-1C: Establish water conservation programs including drought-tolerant landscaping and efficient building design requirements by working collaboratively with Lahontan Regional Water Quality Control Board, Mammoth Community Water District and other interested stakeholders.

Water-1D: Require development to use native and compatible non-native plants, especially drought-resistant species, to the greatest extent possible when fulfilling landscaping requirements and enforcing the Water Efficient Landscaping Ordinance.

Law, Authority, or Factor	Mitigation Measure
N/A	N/A

Determination:



Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.



Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title/Organization: \_\_\_\_\_

\_\_\_\_\_

Certifying Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: \_\_\_\_\_

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

## NEPA ENVIRONMENTAL ASSESSMENT SUPPORTING FIGURES

FIGURE 9A | PROXIMITY OF MAMMOTH YOSEMITE AIRPORT TO PROJECT SITE, MONO COUNTY GENERAL PLAN MAP

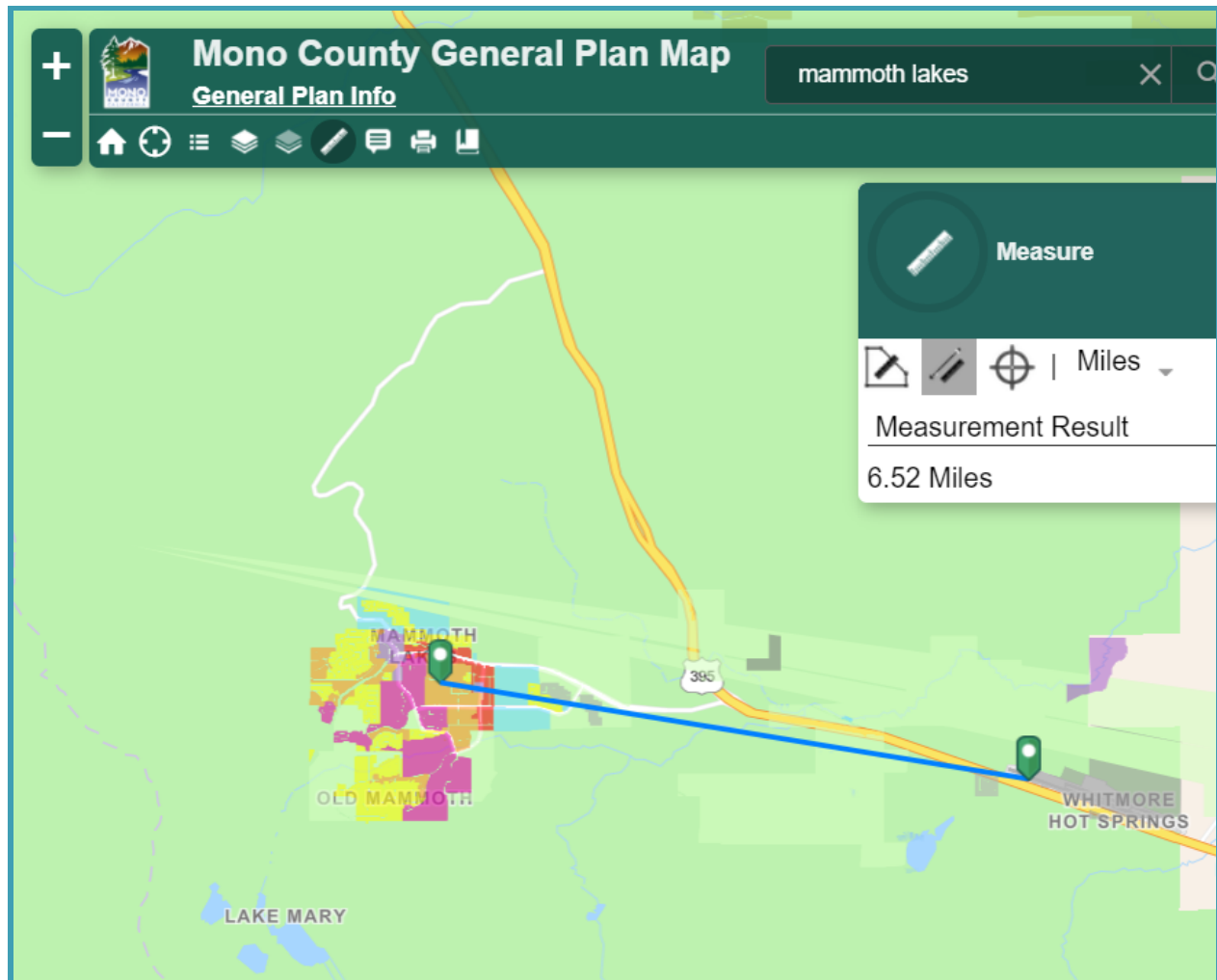


FIGURE 9B | MAMMOTH YOSEMITE AIRPORT LAND USE PLAN OBJECTIVES A-C

## Mammoth Yosemite Airport Land Use Plan

*The format of these policies follows the airport land use plan.*

**GOAL. Promote the orderly development of the area surrounding the Mammoth Yosemite Airport (formerly Mammoth June Lake Airport) in order to protect the general welfare of the public, enhance the safety of air navigation and traffic, and maintain the utility and economic viability of the facility.**

### **Objective A.**

All development in the Airport Land Use Planning Area must comply with the following general land use provisions:

### **Objective B.**

The Safety Zone shall be kept free of all unrelated airport land uses.

### **Objective C.**

Prevent incompatible land uses in the overflight zone.



FIGURE 10A | PROXIMITY OF COASTAL BARRIER RESOURCES TO PROJECT SITE MAP,  
CALIFORNIA COASTAL COMMISSION

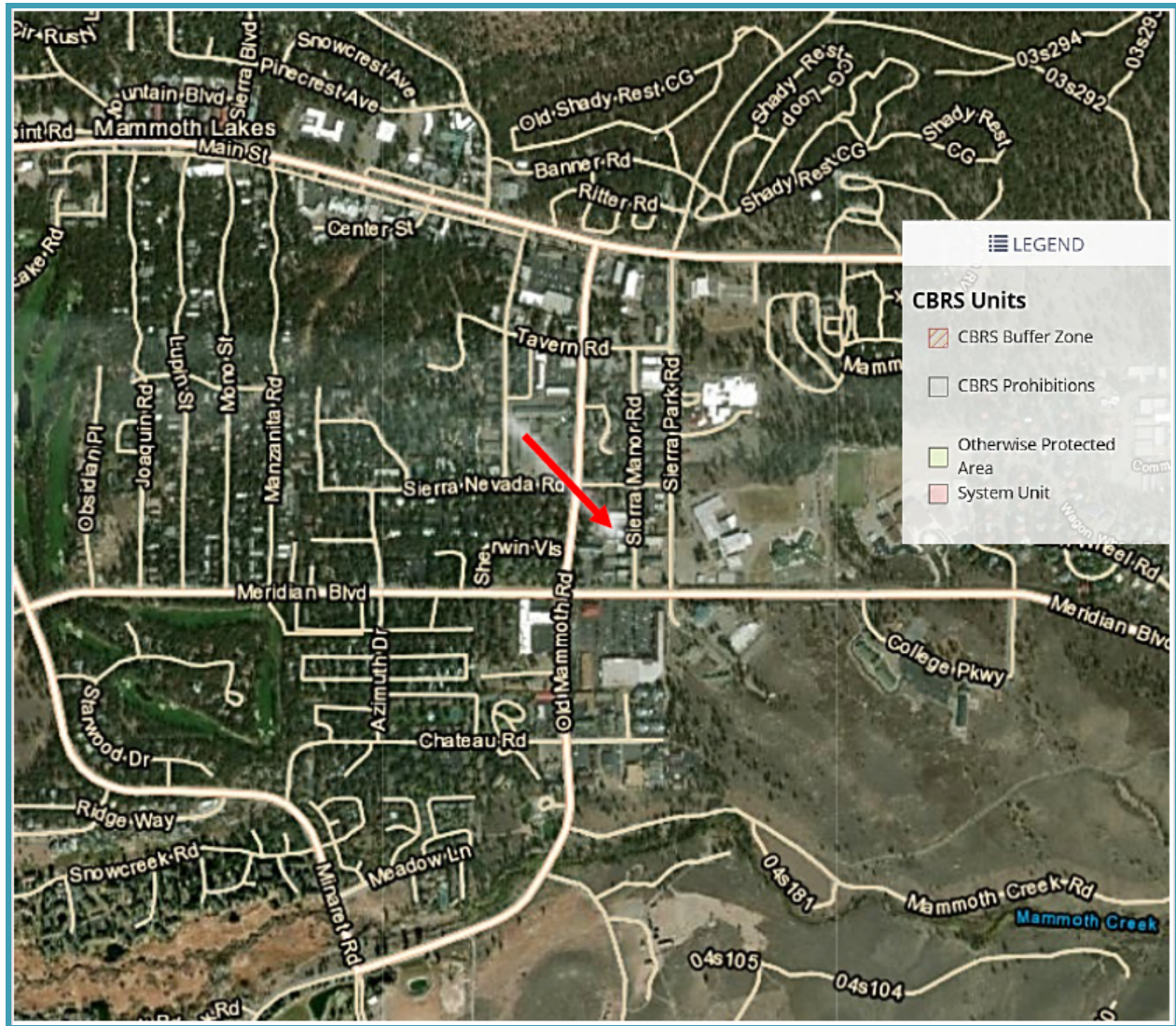


FIGURE 10B | MONO COUNTY LOCATION MAP



FIGURE 9A - FIRM MAP - SIERRA MANOR AFFORDABLE HOUSING PROJECT  
238 Sierra Manor Road, Mammoth Lakes, California  
Mammoth Lakes Housing, Inc.



FIGURE 11B | FEMA FLOOD HAZARD LAYER- AREA OF MINIMAL FLOOD HAZARD

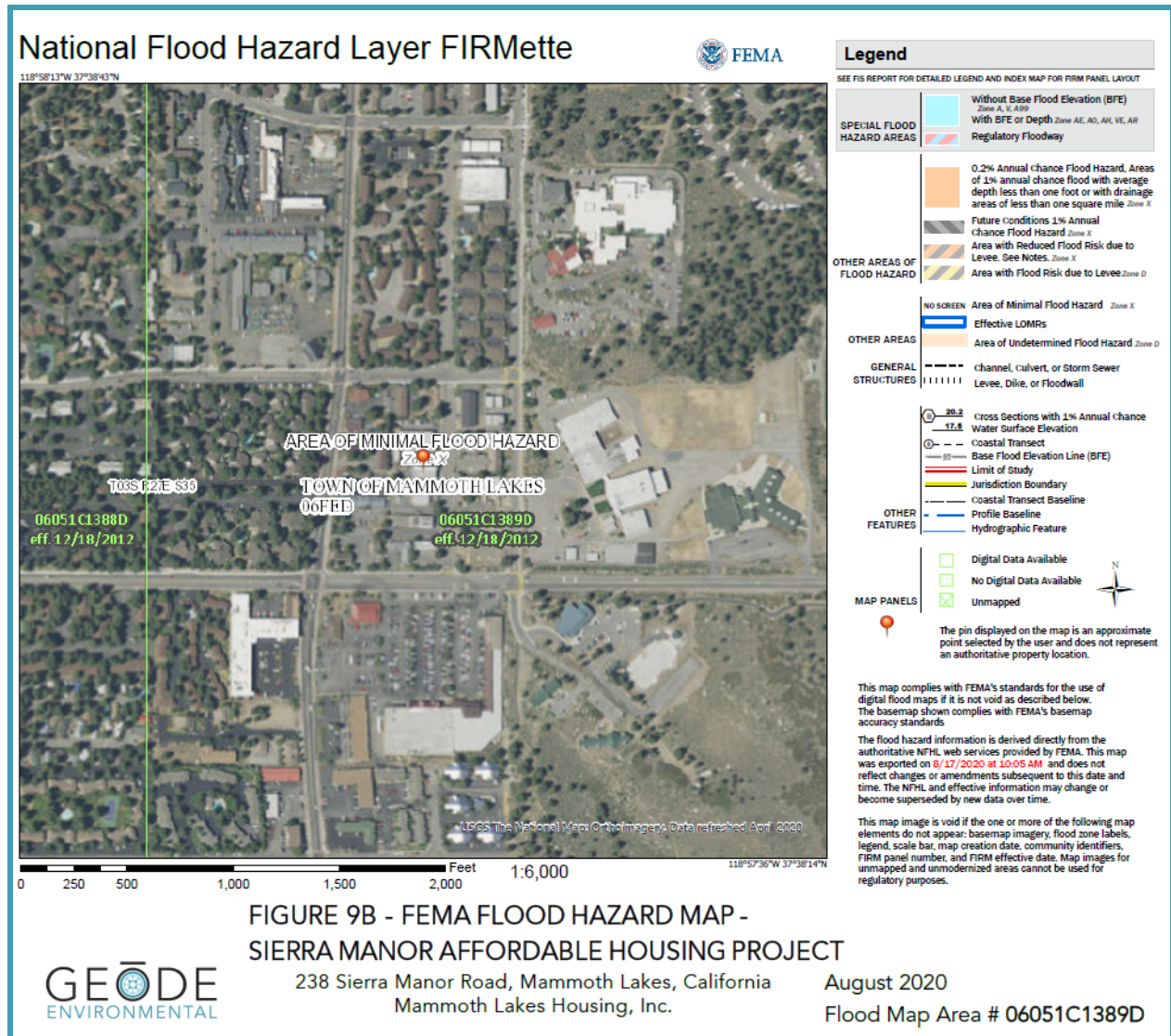


FIGURE 12A | EPA AIR QUALITY DESIGNATIONS

[Contact Us](#)

**You are here:** [EPA Home](#) > [Green Book](#) > PM-10 (1987) Designated Areas by State/County/Area

## PM-10 (1987) Designated Areas by State/County/Area

Data is current as of August 31, 2020

*Click underlined column heading to change report order*

<u>State</u>	<u>County</u>	<u>Area Name</u>	<u>Current Status</u>	<u>County NA Whole/Part</u>	<u>2010 Population</u>	<u>State/County FIPS</u>
CALIFORNIA	Mono County	Mammoth Lake, CA	Maintenance	click link for partial county description <a href="#">Part</a>	whole or partial county population 7,133	06/051

FIGURE 12B | TOML AQ MANAGEMENT PLAN 2014-2016 TRIENNIAL PROGRESS REPORT

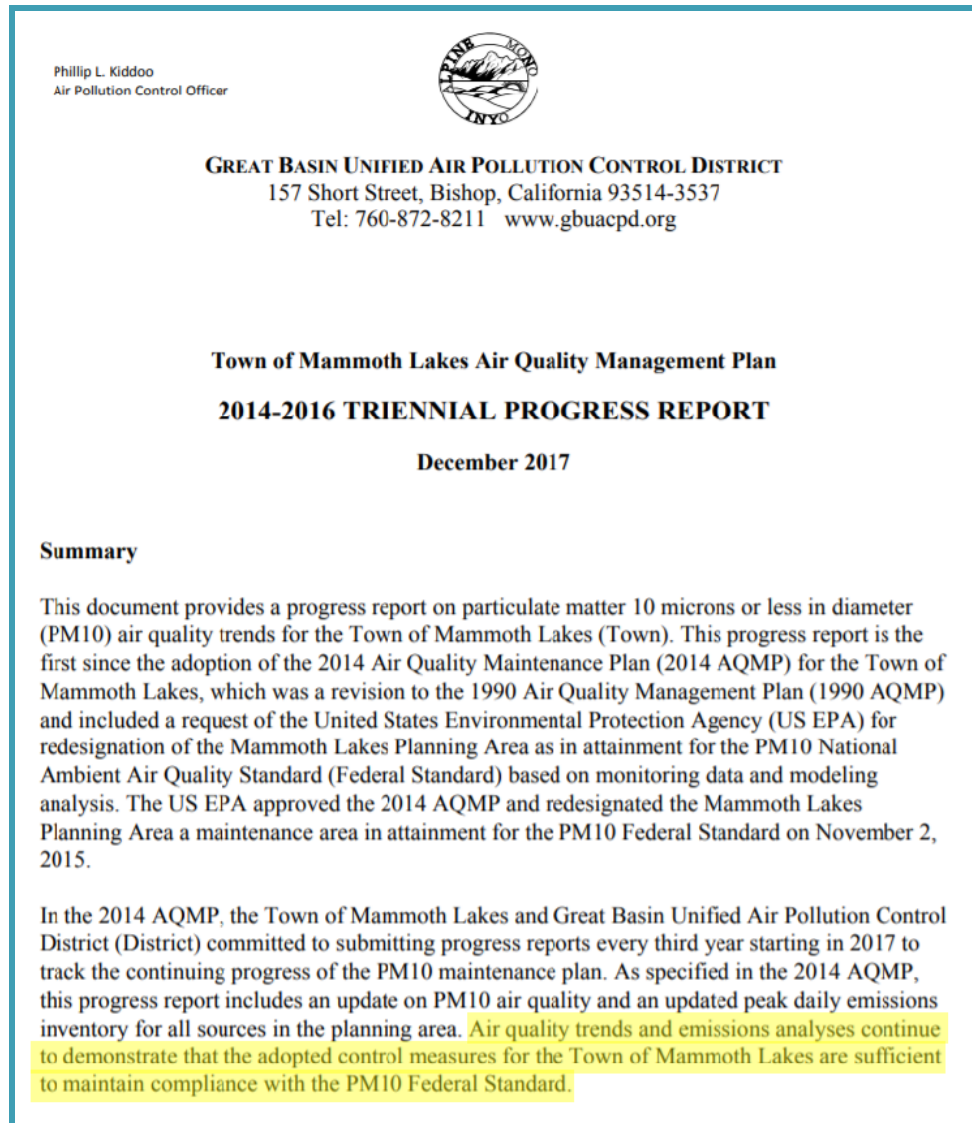




FIGURE 13 | CALIFORNIA COASTAL COMMISSION COASTAL ZONE BOUNDARY MAP



FIGURE 14A | STATE WATER RESOURCES CONTROL BOARD GEOTRACKER MAP - 0 FINDINGS

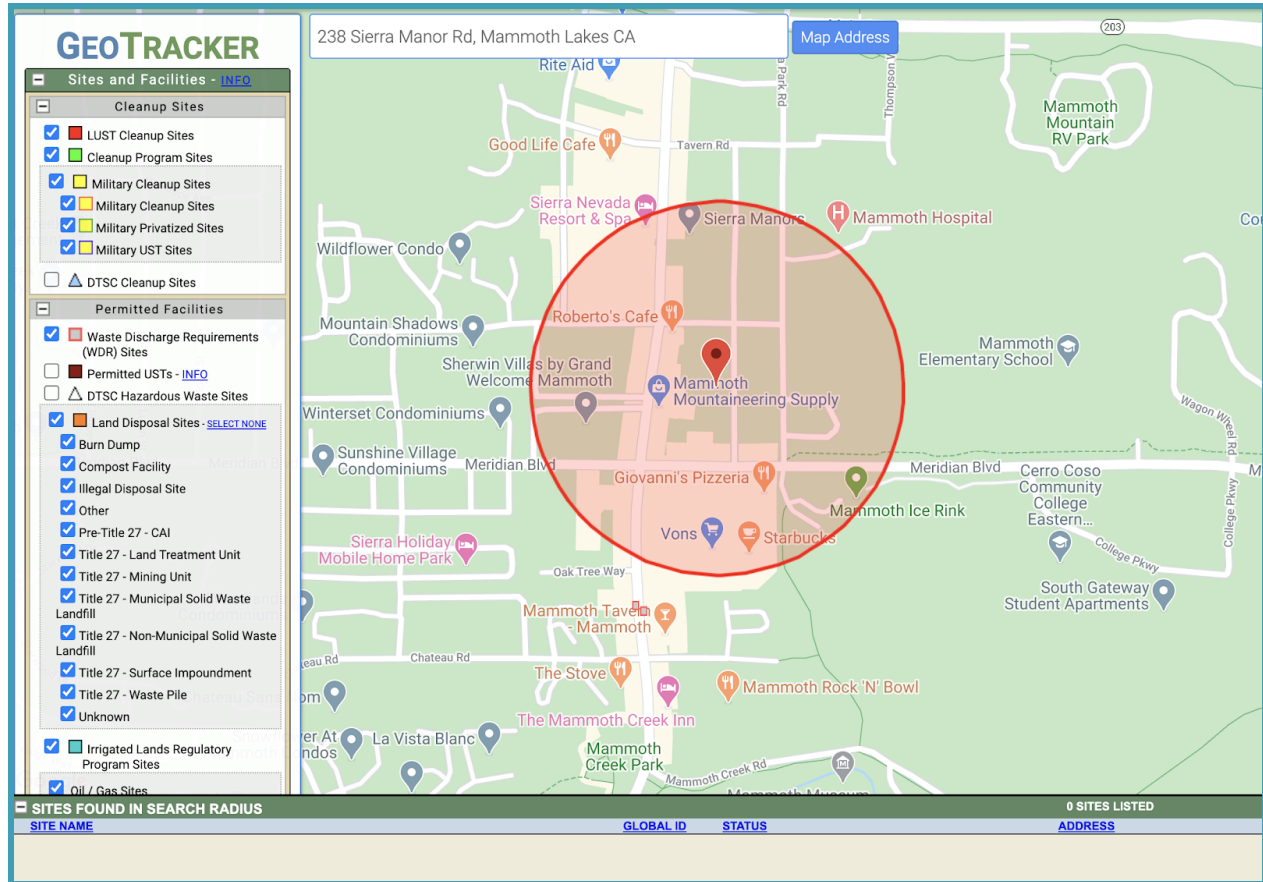


FIGURE 14B | DTSC ENVIROSTOR MAP - 0 FINDINGS

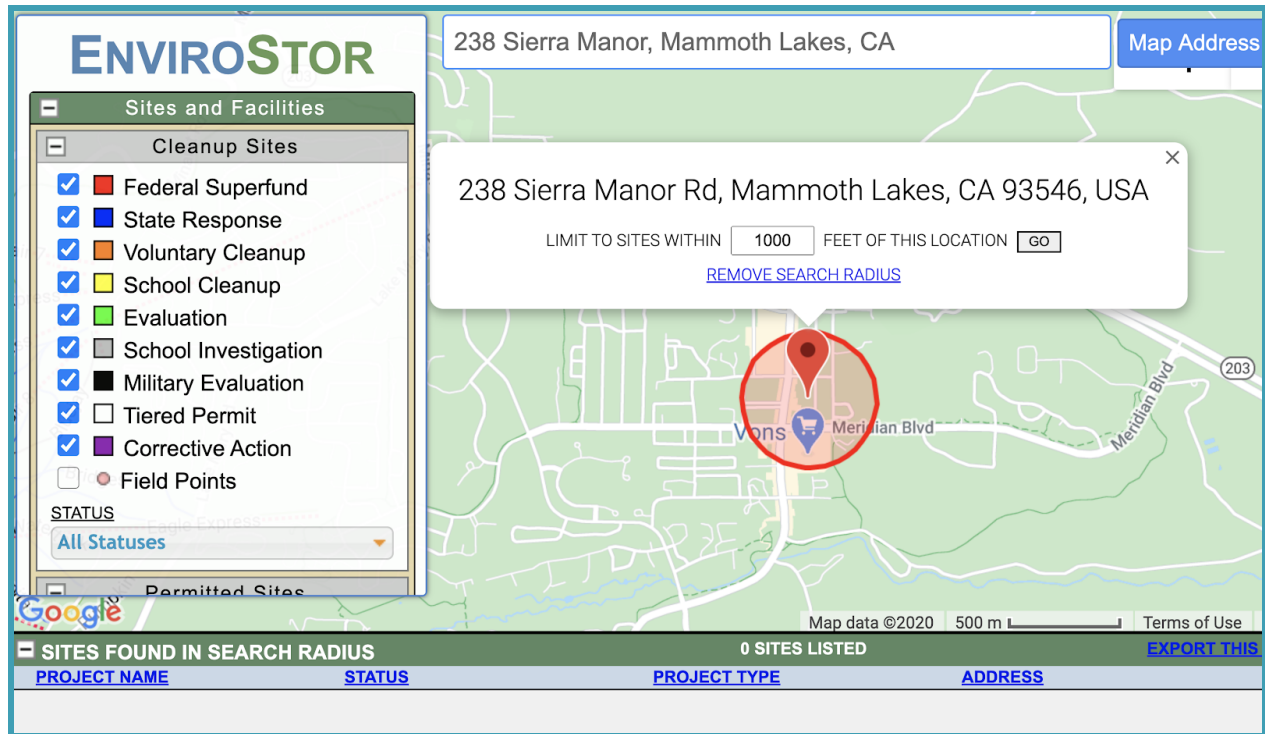



FIGURE 14C | RCRA INFO CENTER SEARCH- 0 FINDINGS


 United States  
Environmental Protection  
Agency


Environment

You are here: [EPA Home](#) » [Envirofacts](#) » [RCRAInfo](#) » Search Results

# Search Results

[Home](#) [Multisystem Search](#) [Topic Searches](#) [System Data Searches](#)

 **RCRAInfo**

**Only RCRAInfo facility information was searched to select facilities**  
[<< Return](#)

**Search Parameters:** **Location Address:** 238 Manor Rd, Mammoth Lakes, CA  
**City Name:** Mammoth Lakes  
**County Name:** Mono  
**State Abbreviation:** CA  
**Sites:** 1Only Active

Results are based on data extracted on JUN-01-2020

**No Results found.**

Total Number of Facilities Retrieved: 0

FIGURE 15A | USFWS ECOS SEARCH FOR SPECIES IN MONO COUNTY

U.S. Fish & Wildlife Service							
ECOS Environmental Conservation Online System							
Conserving the Nature of America							
<a href="#">ECOS</a> / <a href="#">Species Reports</a> / Species By County Report							
Species By County Report							
The following report contains Species that are known to or are believed to occur in this county. Species with range unrefined past the state level are now excluded from this report. If you are looking for the Section 7 range (for Section 7 Consultations), please visit the <a href="#">IPaC</a> application.							
County: Mono, California							<a href="#">CSV</a>
Need to contact a FWS field office about a species? Follow <a href="#">this link</a> to find your local FWS Office.							
Group	Name	Population	Status	Lead Office	Recovery Plan	Recovery Plan Action Status	Recovery Plan Stage
Amphibians	California red-legged frog ( <a href="#">Rana draytonii</a> )	Wherever found	Threatened	Sacramento Fish and Wildlife Office	<a href="#">Recovery Plan for the California Red-legged Frog (Rana aurora draytonii)</a>	<a href="#">Implementation Progress</a>	Final
Amphibians	Mountain yellow-legged frog ( <a href="#">Rana muscosa</a> )	Northern California DPS	Endangered	Sacramento Fish and Wildlife Office			
Amphibians	Yosemite toad ( <a href="#">Anaxyrus canorus</a> )	Wherever found	Threatened	Sacramento Fish and Wildlife Office			
Amphibians	Sierra Nevada Yellow-legged Frog ( <a href="#">Rana sierrae</a> )	Wherever found	Endangered	Sacramento Fish and Wildlife Office			
Birds	California condor ( <a href="#">Gymnogyps californianus</a> )	U.S.A. only, except where listed as an experimental population	Endangered	Hopper Mountain National Wildlife Refuge Complex	<a href="#">California Condor Recovery Plan, Third Revision</a>	<a href="#">Implementation Progress</a>	Final Revision 3
Birds	Yellow-billed Cuckoo ( <a href="#">Coccyzus americanus</a> )	Western U.S. DPS	Threatened	Arizona Ecological Services Field Office			
Birds	Southwestern willow flycatcher ( <a href="#">Empidonax traillii extimus</a> )	Wherever found	Endangered	Arizona Ecological Services Field Office	<a href="#">Final Recovery Plan for the Southwestern Willow Flycatcher</a>	<a href="#">Implementation Progress</a>	Final
Conifers and Cycads	Whitebark pine ( <a href="#">Pinus albicaulis</a> )	Wherever found	Candidate	Wyoming Ecological Services Field Office			

Fishes	Owens pupfish ( <a href="#">Cyprinodon radiosus</a> )	Wherever found	Endangered	Reno Fish and Wildlife Office	<a href="#">Owens Basin Wetland and Aquatic Species Recovery Plan, Inyo and Mono Counties, California</a>	<a href="#">Implementation Progress</a>	Final
Fishes	Paiute cutthroat trout ( <a href="#">Oncorhynchus clarkii seleniris</a> )	Wherever found	Threatened	Reno Fish and Wildlife Office	<a href="#">Revised Recovery Plan for the Paiute Cutthroat Trout (Oncorhynchus clarkii seleniris)</a>	<a href="#">Implementation Progress</a>	Final Revision 1
Fishes	Lahontan cutthroat trout ( <a href="#">Oncorhynchus clarkii henshawi</a> )	Wherever found	Threatened	Reno Fish and Wildlife Office	<a href="#">Lahontan Cutthroat Trout (Oncorhynchus clarkii henshawi) Recovery Plan</a>	<a href="#">Implementation Progress</a>	Final
Fishes	Owens Tui Chub ( <a href="#">Gila bicolor ssp. snyderi</a> )	Wherever found	Endangered	Reno Fish and Wildlife Office	<a href="#">Owens Basin Wetland and Aquatic Species Recovery Plan, Inyo and Mono Counties, California</a>	<a href="#">Implementation Progress</a>	Final
Fishes	Delta smelt ( <a href="#">Hypomesus transpacificus</a> )	Wherever found	Threatened	San Francisco Bay-Delta Fish and Wildlife	<a href="#">Recovery Plan for the Sacramento-San Joaquin Delta Native Fishes</a>	<a href="#">Implementation Progress</a>	Final
Fishes	longfin smelt ( <a href="#">Spirinchus thaleichthys</a> )	San Francisco Bay delta DPS	Candidate	San Francisco Bay-Delta Fish and Wildlife			
Flowering Plants	Fish Slough milk-vetch ( <a href="#">Astragalus lentiginosus var. piscinensis</a> )	Wherever found	Threatened	Reno Fish and Wildlife Office	<a href="#">Owens Basin Wetland and Aquatic Species Recovery Plan, Inyo and Mono Counties, California</a>	<a href="#">Implementation Progress</a>	Final
Mammals	Sierra Nevada bighorn sheep ( <a href="#">Ovis canadensis sierrae</a> )	Sierra Nevada	Endangered	Reno Fish and Wildlife Office	<a href="#">Final Recovery Plan for the Sierra Nevada Bighorn Sheep (Ovis canadensis californiana)</a>	<a href="#">Implementation Progress</a>	Final
Mammals	North American wolverine ( <a href="#">Gulo gulo luscus</a> )	Wherever found	Proposed Threatened	Montana Ecological Services Field Office			



FIGURE 15B | CNDDDB GIS MAP OF FEDERAL LISTED SPECIES PROXIMITY TO PROJECT

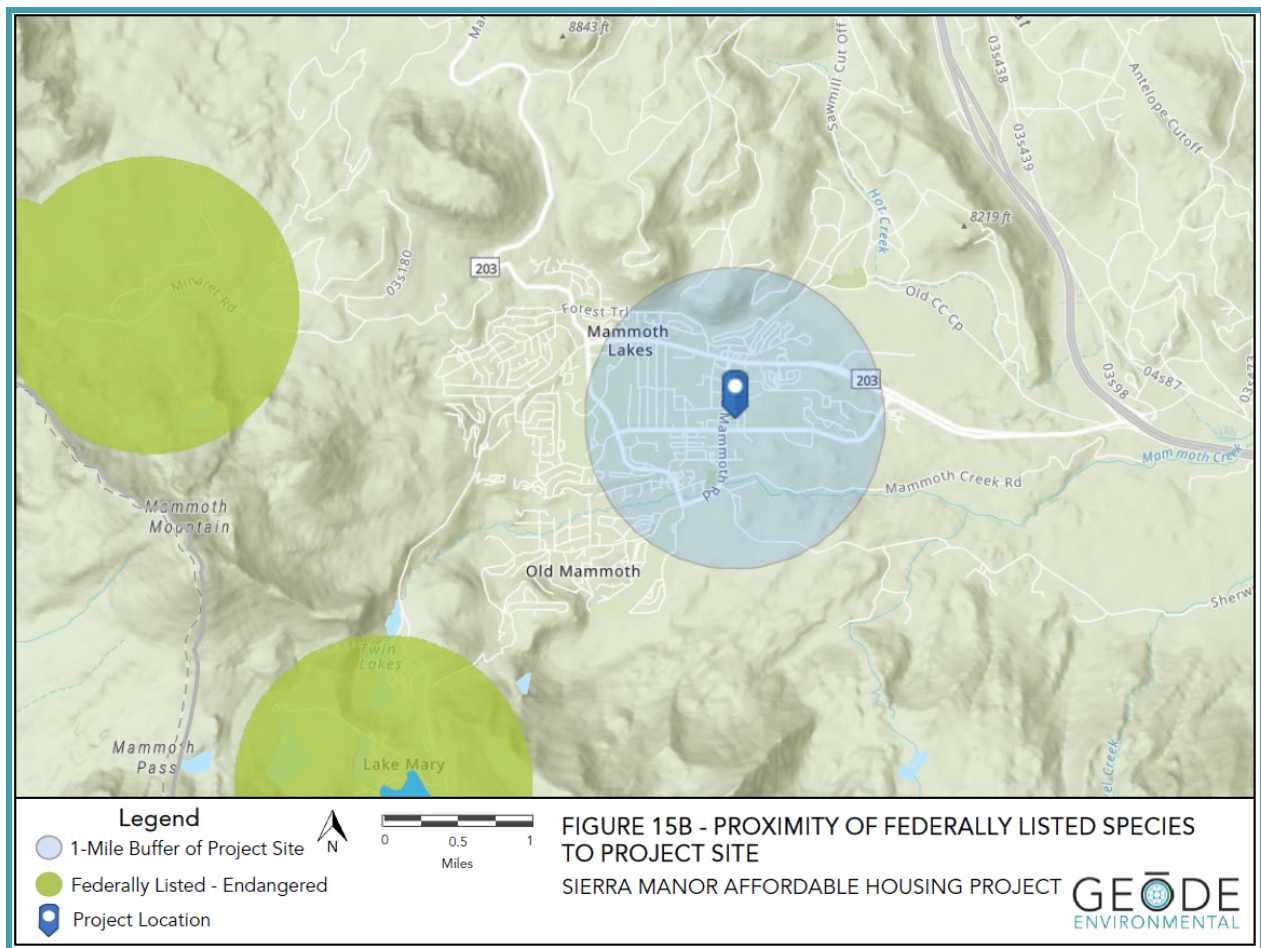


FIGURE 16 | CA DEPARTMENT OF CONSERVATION- FARMLAND FINDER

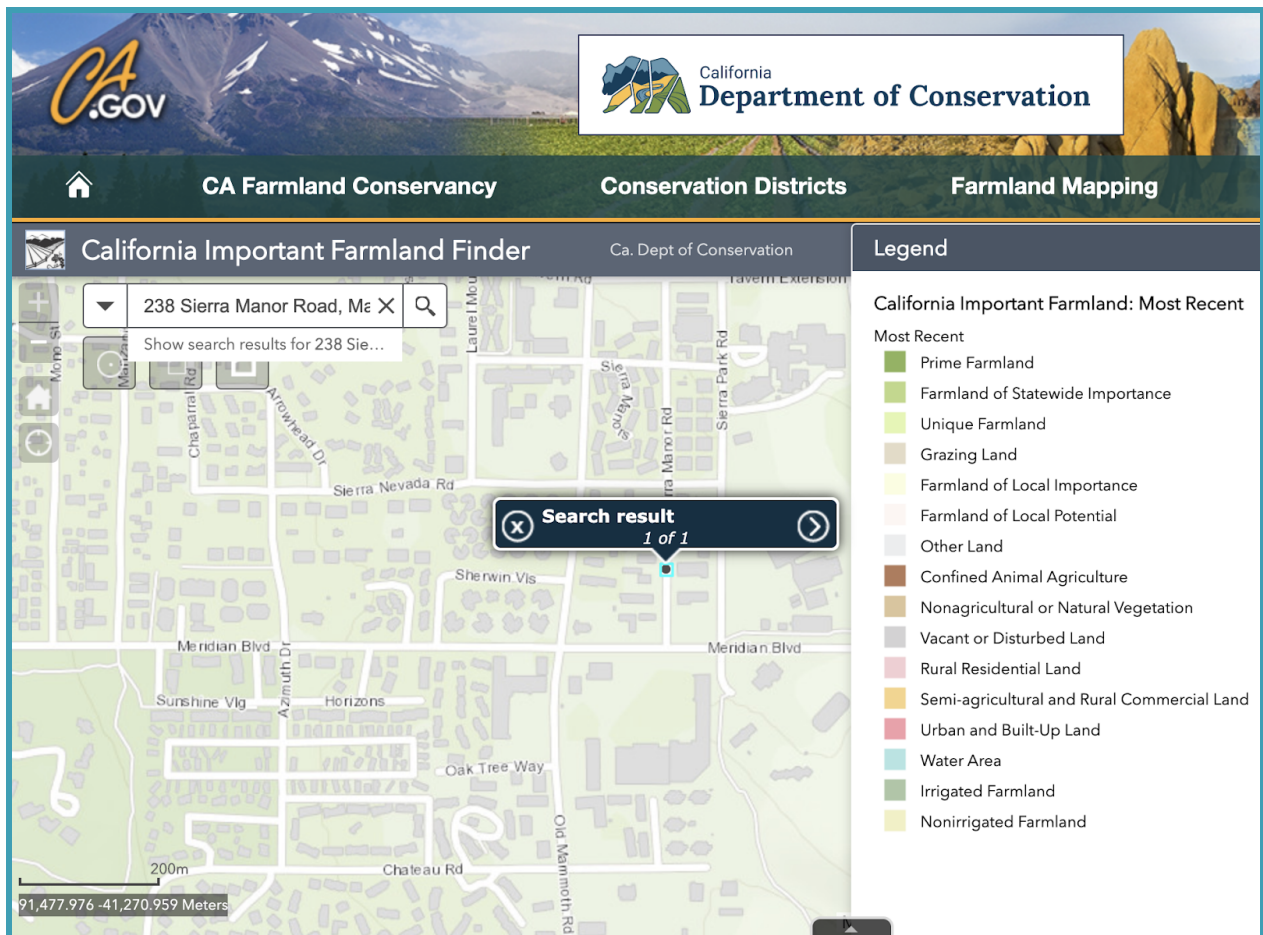


FIGURE 17 | CA OFFICE OF HISTORIC PRESERVATION'S  
BUILT ENVIRONMENT RESOURCES DIRECTORY (BERD)

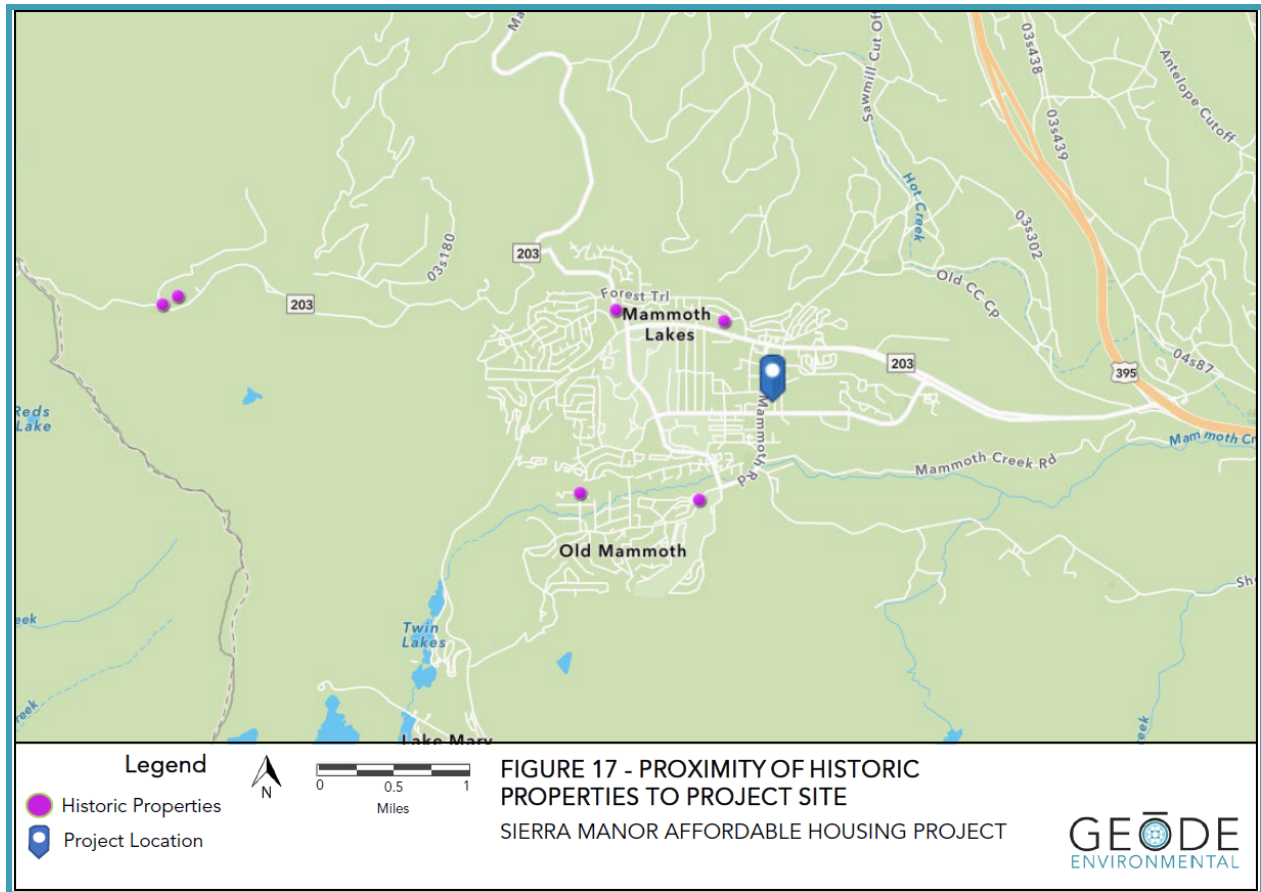


FIGURE 18 | HUD NOISE ABATEMENT AND CONTROL GUIDANCE

HUD EXCHANGE														
<p><b>HUD Guidance</b></p> <p><b>Are there potential noise generators in the vicinity of the project?</b> Review general location maps and/or conduct a field review to screen for major roadways (within 1,000 feet), railroads (within 3,000 feet), and military or FAA-regulated airfields (with 15 miles) in the vicinity of the project.</p> <p><b>If a noise assessment was performed, was the noise found to be Acceptable, Normally Unacceptable, or Unacceptable?</b></p> <p><b>Site Acceptability Standards</b></p> <table> <tr> <th>Noise Zone</th><th>Day-Night Average Sound Level (in Decibels)</th><th>Special Approvals and Requirements</th></tr> <tr> <td>Acceptable</td><td>Not exceeding 65 dB</td><td>None</td></tr> <tr> <td>Normally Unacceptable</td><td>Above 65 dB but not exceeding 75 dB</td><td> <ul style="list-style-type: none"> <li>Environmental assessment and attenuation required for new construction</li> <li>Attenuation strongly encouraged for major rehabilitation</li> </ul> <p>Note: An environmental impact statement is required if the project site is largely undeveloped or will encourage incompatible development.</p> </td></tr> <tr> <td>Unacceptable</td><td>Above 75 dB</td><td> <ul style="list-style-type: none"> <li>Environmental impact statement required</li> <li>Attenuation required for new construction with approval by the Assistant Secretary of CPD or Certifying Officer</li> </ul> </td></tr> </table>			Noise Zone	Day-Night Average Sound Level (in Decibels)	Special Approvals and Requirements	Acceptable	Not exceeding 65 dB	None	Normally Unacceptable	Above 65 dB but not exceeding 75 dB	<ul style="list-style-type: none"> <li>Environmental assessment and attenuation required for new construction</li> <li>Attenuation strongly encouraged for major rehabilitation</li> </ul> <p>Note: An environmental impact statement is required if the project site is largely undeveloped or will encourage incompatible development.</p>	Unacceptable	Above 75 dB	<ul style="list-style-type: none"> <li>Environmental impact statement required</li> <li>Attenuation required for new construction with approval by the Assistant Secretary of CPD or Certifying Officer</li> </ul>
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Unacceptable	Above 75 dB	<ul style="list-style-type: none"> <li>Environmental impact statement required</li> <li>Attenuation required for new construction with approval by the Assistant Secretary of CPD or Certifying Officer</li> </ul>												



FIGURE 19A | EPA'S SOLE SOURCE AQUIFERS MAP

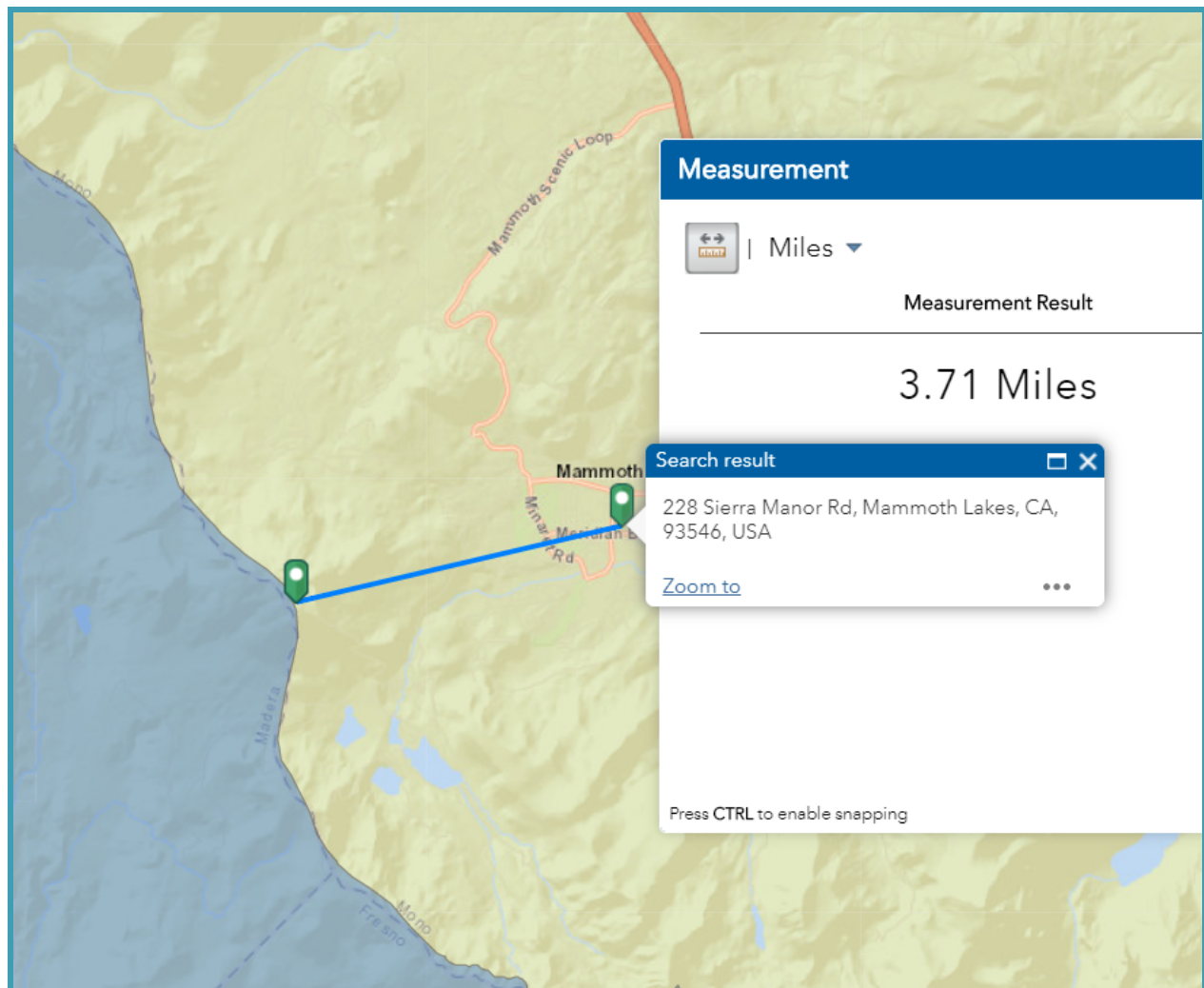


FIGURE 19B | MAMMOTH COMMUNITY WATER DISTRICT GROUNDWATER MANAGEMENT PLAN FOR THE MAMMOTH BASIN WATERSHED

## CHAPTER 2

### GROUNDWATER BASIN CONDITIONS

#### Mammoth Groundwater Basin

Groundwater in the Mammoth Creek basin is related to the water-bearing characteristics of the underlying rock formations. The underlying geology is very complex and not well characterized. Previous studies (Bierman 1973 and SWA Group 1977) suggest subsurface flow occurs in permeable undefined channels throughout the upper Lakes Basin. Generally, water-bearing capacity is high in local glacial deposits and fractured volcanic rock formations. Glacial deposits vary in thickness from a few feet to more than 100 feet, whereas the volcanic formations range in depth to more than 3,000 feet (Wildermuth 1996). Glacial deposits are interbedded with volcanic flow and tuffaceous materials and reflect alternate periods of volcanic activity and climatic changes governing glacial advance and retreat (SWA Group 1977).

Wildermuth (1996 and 2003) suggests that underlying the Mammoth Basin is a groundwater regime that does not correspond to the boundaries of the surface drainage systems (Wildermuth 1996, p. 12). The groundwater basin lies largely within the central part of the Mammoth Basin watershed.

FIGURE 20 | USFWS NATIONAL WETLANDS INVENTORY MAP

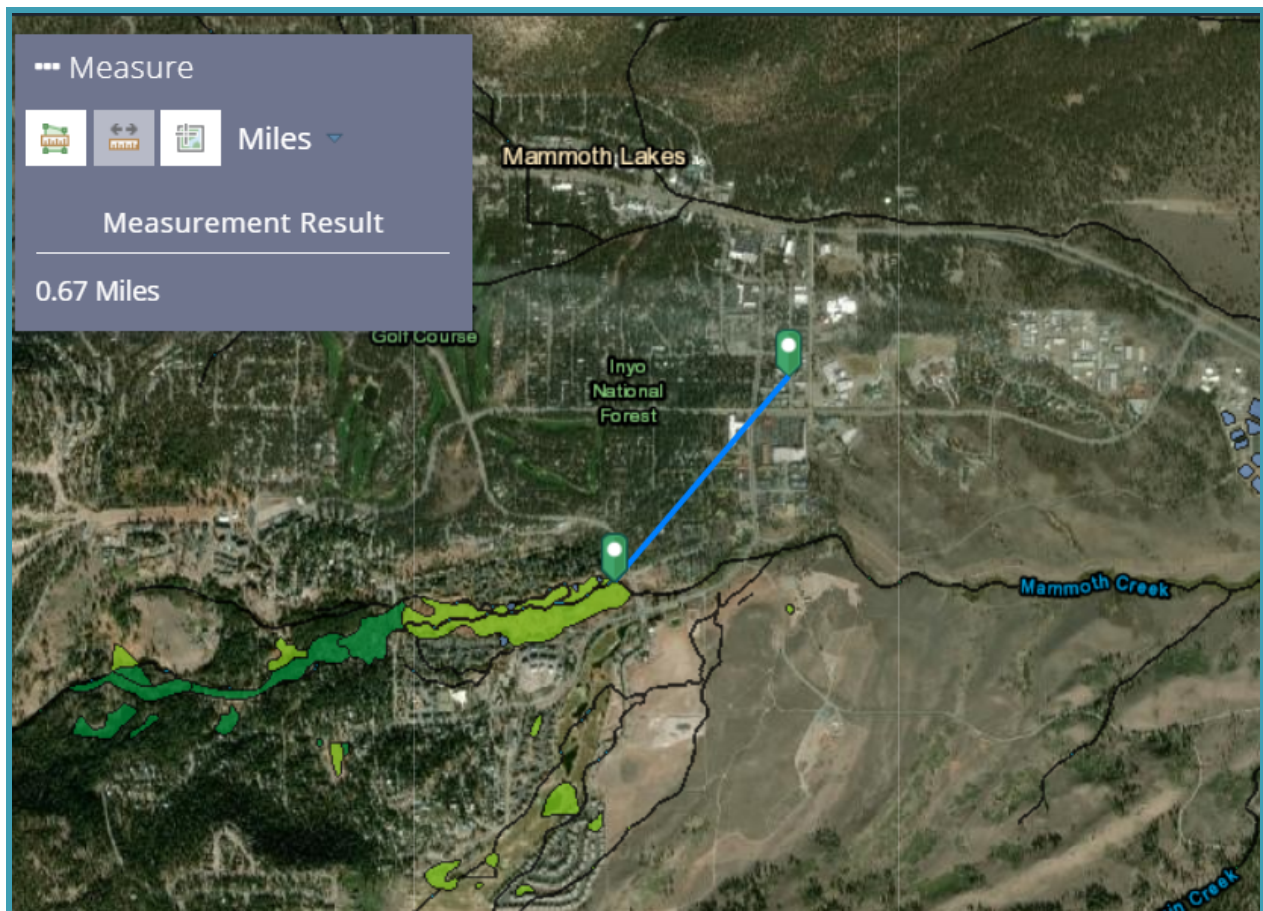


FIGURE 21 | NATIONAL WILD AND SCENIC RIVERS MAP

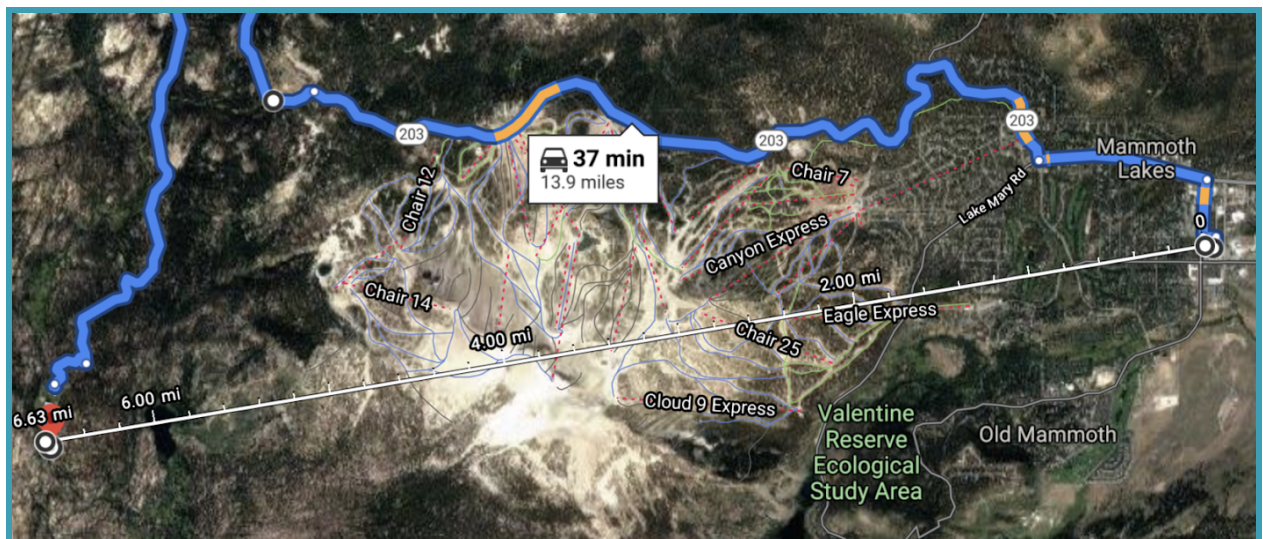




FIGURE 22 | TOWN OF MAMMOTH LAKES GENERAL PLAN - LAND USE DESIGNATIONS

	Land Use
<p><b>High-Density Residential 2 (HDR-2)</b> This designation allows both transient visitor lodging and residential multi-unit style developments including townhouses, apartments, and condominiums. Residential density may range from of six (6) to twelve (12) residential dwelling units per acre and hotel density is permitted up to thirty-six (36) rooms per acre. This designation is found in the Mammoth Slopes and Meridian Districts. HDR-2 includes standards that ensure compatibility with adjacent properties, building separation, adequate on-site recreation space, and well-designed resort visitor development.</p>	<p><b>North Village Specific Plan (NVSP)</b> This designation is intended to create a visitor-oriented entertainment retail and lodging district anchored by a pedestrian plaza and a gondola connection to Mammoth Mountain Ski Area. Uses include hotels and similar visitor accommodations along with supporting restaurants, retail, and services. Development projects will provide a wide range of amenities and services that enhance the visitor experience. Maximum overall density is 3,404 rooms and 135,000 square feet of commercial. The specific allocation of density, location of uses, and development standards are contained in the Specific Plan.</p>
<p><b>Commercial</b> Commercial designations are established to support desirable existing uses and to encourage desirable uses.</p>	<p><b>Industrial (I)</b> This designation allows a limited variety of light manufacturing and service uses that can be contained within wholly enclosed structures. Examples include heavy equipment storage and maintenance, batch plants, automobile repair and service, and similar uses conforming to design, screening, noise and other standards.</p>
<p><b>Commercial 1 (C-1)</b> The C-1 designation allows medium-scale, commercial mixed uses. The maximum floor area ratio is 2.0. This designation is located along Main Street between the North Village District and Mono Street, and is intended to create a transition zone to the more intensive Commercial 2 and North Village designations.</p>	<p><b>Open Space (OS)</b> The Open Space designation is established to protect the community's public and private open space resources. It is intended to preserve existing parks and encourage future parks, maximize recreation opportunities, preserve open space, and protect sensitive environmental resources. Facilities that support the environmental and recreational objectives of the community are permitted. The OS designation may apply to environmentally sensitive areas such as wetlands, floodplains, and streams. This designation allows parks, athletic fields, golf courses, community gathering spaces and supporting facilities. The OS designation also applies to the Bell Shaped Parcel and patented mining claims located in the Sherwin Range.</p>
<p><b>Commercial 2 (C-2)</b> This designation allows for the community's medium- and large-scale commercial mixed uses. The maximum floor area ratio is 2.0. Intended uses include retail and office space for services as well as visitor lodging and residential uses.</p>	<p><b>National Forest (NF)</b> This designation is applied to lands administered by the Inyo National Forest that are outside the adopted Urban Growth Boundary. National Forest Land is not subject to the land use jurisdiction of the Town of Mammoth Lakes; however, building codes and other specific Town regulations apply on National Forest land within the Town's municipal boundary.</p>
<p><b>Resort (R)</b> The Resort designation allows commercial mixed uses including visitor lodging, amenities and services, and workforce housing. Resort developments include recreation, meeting spaces, and commercial services that support the resort atmosphere. The base density is six (6) to a maximum of eight (8) residential dwelling units per acre, and twelve (12) to a maximum of sixteen (16) hotel rooms per acre. This designation is generally applied to large parcels capable of providing a complete resort experience as found in the master plan areas of Sierra Star, Snowcreek, and Juniper Ridge.</p>	<p><b>Clearwater Specific Plan (CSP)</b> This designation provides for a pedestrian-oriented, mixed-use district for residents and visitors within the North Old Mammoth Road area. Permitted uses include hotel, condominium-hotel, workforce housing, street front retail along Old Mammoth Road, and a large public plaza intended for use as an event venue. The base density is forty (40) hotel rooms per acre with the potential for up to eighty (80) hotel rooms per acre. Pursuant to the Clearwater Specific Plan, significant community benefits are required to be provided. Workforce housing and commercial uses are exempt from density calculations.</p>
<p><b>Institutional Public (IP)</b> This designation allows institutional uses such as schools, hospitals, governmental offices and facilities, museums, performing arts and cultural facilities, physical wellness and rehabilitation facilities, and related uses. Residential uses are not permitted, with the exception of employee housing that supports and is ancillary to the allowed institutional uses and student housing that is accessory to the College. The maximum density for housing is four units per gross acre and subject to the HDR-1 development standards.</p>	
<p><b>Airport (A)</b> This designation allows aviation, fueling, and fixed-base operator services at the Mammoth Yosemite Airport. Supporting transient lodging, retail uses, and a recreational vehicle park may be permitted. The Airport designation is designated for 250 visitor lodging units and approximately 50,000 square feet of commercial development. This designation is not identified in Figure 5 because it is not located within the area shown.</p>	

FIGURE 23A | STORMWATER RESOURCES PLAN 2017, TOWN OF MAMMOTH LAKES

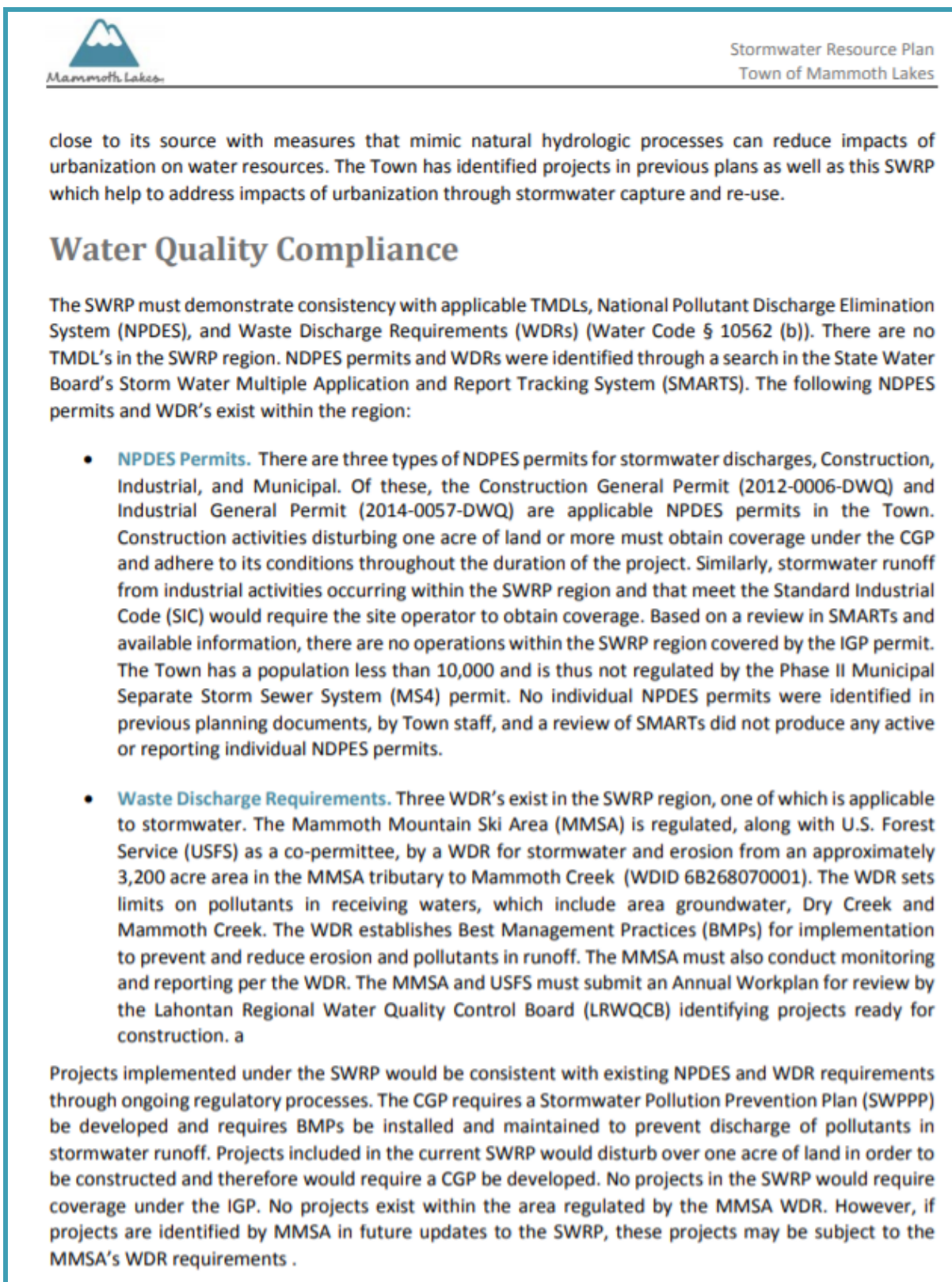




FIGURE 23B | MAMMOTH COMMUNITY WATER DISTRICT URBAN WATER MANAGEMENT PLAN, GROUNDWATER MANAGEMENT

#### **6.2.2 Groundwater Management**

The District maintains an extensive groundwater and surface water monitoring system to ensure sustainable management of the basin's water resources. The monitoring wells and production wells are shown in Figure 6-3. Groundwater levels are monitored in nine production wells and 21 shallow and deep monitoring wells. These data are used to produce an annual groundwater monitoring report that provides an evaluation of groundwater use, groundwater level trends, surface flows, and water quality. These annual reports have concluded that groundwater pumping has not had a detectable impact on surface water features such as Mammoth Creek or the springs at the U.C. Valentine Reserve. Annual reports from 1993 to present can be accessed and downloaded from the District's website: [www.mcwd.dst.ca.us/groundwater.html](http://www.mcwd.dst.ca.us/groundwater.html). In addition, the District provides groundwater data to Mono County under the State's California Statewide Groundwater Elevation Monitoring (CASGEM) program.

The District adopted a Groundwater Management Plan (GWMP) in 2005, available to download at [www.mcwd.dst.ca.us/groundwater.html](http://www.mcwd.dst.ca.us/groundwater.html). The GWMP was intended to inform future water resource planning and management efforts in the Mammoth Basin and met the requirements of AB-3030. Development of the GWMP involved numerous local government agencies and private entities. The GWMP includes a monitoring and operation plan for the long-term use of local groundwater resources. A Local Groundwater Assistance grant from the California Department of Water Resources in 2004 provided funding to complete the GWMP, expand the groundwater monitoring program, and assist in the development of a groundwater model.

In 2009, the District developed a groundwater simulation model for the Mammoth Basin (WEI 2009). The model incorporates the primary hydrologic and hydrogeologic features of the Mammoth Basin and District groundwater infrastructure and operations. It is used to simulate and evaluate current and future groundwater pumping scenarios, for determining sustainable groundwater use levels. The model development, calibration, and initial long-term projections are presented in the 2009 study. The model's hydrology was extended through December 2015 for analysis conducted for the 2015 UWMP.

Groundwater modeling results based on the historical record of Mammoth Pass snow water content indicate the District's current and future groundwater production is generally sustainable, under conjunctive management of both surface, groundwater and recycled water supplies. In years with average and higher than average surface water supplies, groundwater production is reduced and natural recharge is increased, leading to replenishment of the groundwater basin. A discussion regarding the reliability of the water supply under a Single-Dry Year and Multiple-Dry Years can be found in Chapter 7.

FIGURE 23C | TOWN OF MAMMOTH LAKES GENERAL PLAN, RESOURCE MANAGEMENT & CONSERVATION, EROSION & SEDIMENTATION POLICIES

**Erosion and Sedimentation**

**R.5. GOAL: Minimize erosion and sedimentation.**

R.5.A. Policy: Wisely manage natural and historic drainage patterns.

R.5.A.1. Action: Identify and map existing and historic drainage patterns.

R.5.A.2. Action: Maintain a Drainage Master Plan.

R.5.B. Policy: Require parking lot storm drainage systems to include facilities to separate oils and silt from storm water where practical and when warranted by the size of the project.

R.5.C. Policy: Prevent erosion, siltation, and flooding by requiring use of Best Management Practices (BMPs) during and after construction.

FIGURE 24A | TOWN OF MAMMOTH LAKES GENERAL PLAN, NOISE ELEMENT

## NOISE

### INTENT

The Noise Element provides a policy framework for addressing potential noise impacts encountered in the planning process. The Noise Element is directed at minimizing future noise conflicts and addresses the prevention of noise conflicts from noise producing sources.

The full text of the Noise Element is available at the Town offices or online at:

<http://www.townofmammothlakes.ca.gov/DocumentCenter/View/4364>

### Goals

N.1. **GOAL: To protect the citizens of the Town from the harmful and annoying effects of exposure to excessive noise.**

N.2. **GOAL: To protect the economic base of the Town by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.**

N.3. **GOAL: To preserve the tranquility of residential areas by preventing noise-producing uses from encroaching upon existing or planned noise-sensitive uses.**

N.4. **GOAL: To preserve the citizens of the Town concerning the effects of exposure to excessive noise and the methods available for minimizing such exposure.**

### Policies

#### Prevention of Adverse Noise Impacts due to Transportation Noise Sources:

N.1 Policy: New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB  $L_{dn}$  in outdoor activity areas or 45 dB  $L_{dn}$  in interior spaces.

N.2 Policy: Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed 60 dB  $L_{dn}$  within outdoor activity areas and 45 dB  $L_{dn}$  within interior spaces of existing noise-sensitive land uses.

#### Prevention of Adverse Noise Impacts due to Stationary Noise Sources:

N.3 Policy: New development of noise-sensitive land uses shall not be permitted where the noise level from existing stationary noise sources exceeds the noise level standards of Table 3.

N.4 Policy: Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modifications that may increase noise levels shall be mitigated so as not to exceed the noise level standards of Table 3 at noise-sensitive uses.

**Table 3: Maximum Allowable Noise Exposure-Stationary Noise Sources<sup>1</sup>**

	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly $L_{eq}$ , dB	50	45
Maximum Level, dB	70	65

<sup>1</sup>As determined at the property lines of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

#### Control of Existing Noise Nuisances:

N.5 Policy: The provision of the existing noise ordinances of the Town of Mammoth Lakes (Chapter 8.16 of the Municipal Code) should be consistent with the goals and policies of the Noise Elements, and be appropriate for the specific needs of the Town.

### Implementation Measures

N.1 The Town shall review new public and private development proposals to determine conformance with the policies of this Noise Element.

N.2 The Town shall require an acoustical analysis in those cases where a project potentially threatens to expose noise-sensitive land uses to excessive noise levels. The presumption of excessive noise levels shall be based on the location of new noise-sensitive uses to known noise sources (see Table I in the full Noise Element and Noise Contour Maps on file with the Town of Mammoth Lakes), or staff's

Town of Mammoth Lakes - General Plan

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Noise

FIGURE 24B | TOWN OF MAMMOTH LAKES GENERAL PLAN, PUBLIC HEALTH AND SAFETY, HAZARDS ELEMENT

<p><b>Police Enforcement</b></p> <p>S.2.B. Policy: Ensure effective code enforcement and policing programs.</p> <p>S.2.C. Policy: Provide public safety facilities at multiple locations to facilitate prompt response times.</p> <p>S.2.D. Policy: Increase public access to police services.</p> <p>S.2.D.1. <u>Action</u>: Use foot and bicycle patrols to increase community policing.</p> <p>S.2.D.2. <u>Action</u>: Promote establishment and/or expansion of neighborhood watch programs for residential areas.</p> <p>S.2.D.3. <u>Action</u>: Continue enforcement of the California Motor Vehicle Code, local speed controls, and chain controls.</p> <p>S.2.D.4. <u>Action</u>: Reduce criminal behavior in the community by involving the community and coordinating with other agencies.</p>	<p>S.3.E. Adaptation Policy: Provide education and outreach to community members on mobility options during winter weather conditions including strategies to shelter in place during extreme events.</p> <p>S.3.E.1. <u>Adaptation Action</u>: Provide information to residents and visitors regarding safe and convenient transportation options including strategies to shelter in place during severe winter weather.</p> <p>S.3.F. Adaptation Policy: Build on existing collaboration between the Town, Mammoth Mountain Ski Area, local businesses and Caltrans to ensure that snow management is more effective, equitable and safer for the entire community.</p> <p>S.3.F.1. <u>Adaptation Action</u>: Improve snow removal and storage systems, modeling after specific needs of residents. Look to community-based snow management systems already used by condominiums, town programs, and private snow storage.</p>
<p><b>Hazards</b></p> <p>S.3. <b>GOAL: Minimize loss of life, injury, property damage, and natural resource destruction from all public safety hazards.</b></p> <p><b>Snow Management</b></p> <p>S.3.A. Policy: Design all structures in Mammoth Lakes to withstand snow loads and to reduce any additional hazards created by snow accumulation.</p> <p>S.3.B. Policy: Design buildings so that snow shed, ice shed, and snowmelt are not a hazard to people and property.</p> <p>S.3.C. Policy: All developments shall provide and maintain adequate on-site snow storage or maintain a Town-approved snow-hauling and storage program.</p> <p>S.3.D. Policy: Maintain safe public access and circulation through comprehensive snow removal programs provided by the Town or by private entities.</p>	<p>S.3.F.2. <u>Adaptation Action</u>: Create equitable and affordable snow removal options for low-income and older residents.</p> <p>S.3.F.3. <u>Adaptation Action</u>: Explore the establishment of local snow shoveling teams, and snow removal equipment lending programs that serve disadvantaged and vulnerable populations.</p> <p>S.3.F.4. <u>Adaptation Action</u>: Explore funding opportunities to support local snow management efforts.</p> <p>S.3.F.5. <u>Adaptation Action</u>: Create and implement a more effective snow removal and storage system to ensure benefits to all residents and visitors, including those populations with limited access to private snow removal equipment.</p>

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FIGURE 25 | TOWN OF MAMMOTH LAKES GENERAL PLAN, RESOURCE MANAGEMENT & CONSERVATION

Energy Resources	
R.6.	<b>GOAL: Optimize efficient use of energy.</b>
R.6.A.	Policy: Reduce energy demand by promoting energy efficiency in all sectors of the community.
R.6.B.	Policy: Encourage and support reduction of energy demand in existing buildings.
R.6.B.1.	<u>Action</u> : Educate community on cost savings possible with energy conservation strategies.
R.6.B.2.	<u>Action</u> : Facilitate energy audits.
R.6.B.3.	<u>Action</u> : Develop incentives for improvements in energy efficiency.
R.6.C.	Policy: Encourage energy efficiency in new building and retrofit construction, as well as resource conservation and use of recycled materials.
R.6.C.1.	<u>Action</u> : Develop incentives for improvements in building energy efficiency and resource conservation.
R.6.D.	Policy: Reduce the use of fossil fuels and energy consumption of Town fleet through innovative measures.



FIGURE 26 | TOWN OF MAMMOTH LAKES HOUSING ELEMENT 2019-2027

### 2.6.3 HOUSING AFFORDABILITY

A community's housing affordability can be measured by evaluating market rate prices for homes compared to the home price residents are able to afford based on their income level. For purposes of the Housing Element and HCD, a home is affordable if it is suitably sized and costs the household 30 percent or less of its gross monthly income. In other words, suitable affordable housing should not result in a cost burden, requiring more than 30 percent of a household's gross monthly income, nor overcrowding (more than one person per room).<sup>8</sup> Housing affordability typically varies by income group, with extremely low-income households having greater challenges in accessing housing versus above moderate-income households who are able to spend significantly more on housing. This analysis evaluates housing affordability by HCD income group (extremely low-, very low-, low-, moderate-income).

Family median household income levels are estimated annually by HCD, based on HUD updates to its Section 8 Housing Choice Voucher Program, to provide updated income limits which are then used to set rents and qualify households for income-restricted housing. From the median household income estimates, HCD calculates income limits for very low-, low-, and moderate-income households. These income limits form the basis for evaluating housing affordability by income group.

To evaluate the affordability of the housing stock in Mammoth Lakes, housing costs information collected in December 2018 (described in the previous section) was compared to household income limits in 2018. Table 2-28 presents the maximum amount that a household can pay for housing each month (e.g., rent, mortgage and utilities) without exceeding the 30 percent income-housing cost threshold.<sup>9</sup>

This amount can be compared to average market prices for single-family homes, condominiums, and apartments to determine what types of housing opportunities a household can afford. As previously discussed, in December 2018, the median prices of 1-, 2-, 3- and 4-bedrooms were \$329,375, \$539,000, \$824,500, and \$999,000, respectively, and average rents ranged from \$1,750 for a loft/studio to \$5,500 and up for a 4-or-more bedroom.

FIGURE 27 | TOWN OF MAMMOTH LAKES GENERAL PLAN, HOUSING

HOUSING	
<p><b>INTENT</b></p> <p>The Housing Element of the Town of Mammoth Lakes General Plan establishes the Town's policy relative to the maintenance and development of safe, decent, and affordable housing to meet the needs of existing and future residents. It addresses the planning period of 2019-2027, and meets the two purposes identified by State law, including assessment of current and future housing needs and constraints in meeting those needs, and providing a strategy that establishes housing goals, policies and programs. The Housing Element addresses the statewide housing goal of "attaining decent housing and a suitable living environment for every California family."</p> <p>The Housing Element has been structured to meet the needs of State Housing Element law, and includes the following major components:</p> <ul style="list-style-type: none"> <li>• An analysis of housing needs, including a community and housing profile (demographics, housing characteristics, and affordable housing needs analysis).</li> <li>• An inventory of resources and constraints that are relevant to meeting the identified housing needs, including analysis of governmental and non-governmental constraints, units "at risk" of conversion, and an inventory of land zoned for residential uses.</li> <li>• As statement of the Housing Plan, including goals, policies and a schedule of actions the Town is undertaking or intending to take to implement those goals and policies.</li> </ul> <p>The full text of the Housing Element is available at the Town offices or online at: <a href="https://www.townofmammothlakes.ca.gov/DocumentCenter/View/8407">https://www.townofmammothlakes.ca.gov/DocumentCenter/View/8407</a></p> <p><b>Goals, Policies, Actions</b></p> <p><b>H.1. GOAL: Assure adequate sites for housing development with appropriate land use and zoning designations to accommodate the Town's share of the Regional Housing Need.</b></p> <p><b>H.1.A. Policy:</b> Provide for a sufficient amount of land designated at appropriate residential and mixed use densities to accommodate the Town's share of the regional need for affordable housing, including land to accommodate extremely-low, very-low, low- and moderate-income housing.</p>	
	<p><b>H.1.A.1. Action:</b> Maintain an up to date, GIS-based inventory of potential sites available for future housing development, and provide this information to Mammoth Lakes Housing, Inc. and prospective developers.</p> <p><b>H.1.A.2. Action:</b> As part of the annual planning report to the Town Council (including the annual report to HCD on the Housing Element), provide an update on progress to meeting the Housing Element (including units for extremely low-income households), to ensure that adequate sites remain available to meet the RHNA.</p> <p><b>H.1.A.3. Action:</b> Ensure that updates and amendments to existing and future Master Plans and Specific Plans provide development capacity and supporting policy to help meet the Town's housing needs.</p> <p><b>H.1.B. Policy:</b> Allow housing development as part of infill and mixed-use development within commercial zoning districts.</p> <p><b>H.1.B.1. Action:</b> Encourage housing development as part of infill and mixed-use development within the Downtown, Old Mammoth Road, and Mixed Lodging/Residential Commercial Zones, which is allowed by right by the Zoning Code. Outreach to property owners, developers, and brokers to discuss infill and mixed-use development opportunities in these Commercial Zones. This outreach will include identifying, discussing and addressing barriers.</p> <p><b>H.1.C. Policy:</b> Allow for density bonuses for projects that provide deed-restricted workforce housing in accordance with State density bonus law. Projects that have applied for and received State, Town, or other housing-related density bonuses shall not be permitted to subsequently move or transfer qualifying units off-site.</p>

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FIGURE 28A | TOML GENERAL PLAN, ARTS, CULTURE, HERITAGE AND NATURAL HISTORY

ARTS, CULTURE, HERITAGE AND NATURAL HISTORY	
<p><b>INTENT</b></p> <p>This Element establishes a framework to develop a rich and diverse cultural experience that enhances daily life and strengthens the economy. Arts, culture, heritage and natural history are vital components of Mammoth Lakes' character. Mammoth Lakes has a unique culture and history and it is important that arts, culture, heritage and natural history are encouraged throughout the community.</p> <p>Mammoth Lakes also attracts cultural, artistic and wellness-minded residents and visitors. Through education, programmed activities, special events, and entertainment opportunities, the goals and policies of this Element will be met. As the community and culture matures, so will the desire and need for improved and expanded cultural and art activities, events, and entertainment.</p> <p><b>Unique Natural History</b></p> <p>A.1. <b>GOAL: Be stewards of Mammoth's unique natural environment.</b></p> <p>A.1.A. Policy: As stewards of our natural environment recognize that our natural history is the framework for all other human activities whether economic or aesthetic and so must be conserved and protected for future generations.</p> <p>A.1.A.1. <b>Action:</b> Encourage community and visitor awareness of our natural environment by supporting educational and recreational programs focused on the natural environment of the flora, fauna and geology of the area.</p> <p>A.1.A.2. <b>Action:</b> Support coordination with natural history tours and programs offered by other agencies and groups.</p> <p>A.1.A.3. <b>Action:</b> Provide self guided natural history tours with appropriate interpretive signage in the parks of Mammoth Lakes.</p>	<p><b>Rich Community Culture</b></p> <p>A.2. <b>GOAL: Be a vibrant cultural center by weaving arts and local heritage and the area's unique natural history into everyday life.</b></p> <p>A.2.A. Policy: Encourage and support a wide variety of visual and performing arts, cultural amenities, events and festivals, and forums for local arts organizations.</p> <p>A.2.B. Policy: Support arts education in the community.</p> <p>A.2.B.1. <b>Action:</b> Work with schools to integrate arts, culture, and heritage education into the core curriculum.</p> <p>A.2.B.2. <b>Action:</b> Encourage continuing educational and training opportunities for residents and visitors.</p> <p>A.2.C. Policy: Encourage collaboration to access resources among organizations within the arts community.</p> <p>A.2.C.1. <b>Action:</b> Expand outreach and publicity by:</p> <ul style="list-style-type: none"> <li>• Promoting locally produced art and local cultural programs</li> <li>• Publishing monthly calendars of local art and culture</li> <li>• Distributing quarterly reports on arts in the community</li> </ul>

FIGURE 28B | TOML LAND USE ELEMENT/ZONING CODE AMENDMENTS AND MOBILITY ELEMENT UPDATE, CULTURAL RESOURCES

### **c. Applicable General Plan Goals/Policies and Adopted Mitigation Measures**

#### **(1) General Plan**

The Town's General Plan sets forth goals and policies to encourage the role of the Town in identifying and conserving the area's cultural resources. Applicable goals and policies are provided below:

##### **(a) Arts, Culture, Heritage, and Natural History Element**

**GOAL A.3:** Encourage public art and cultural expression throughout the community.

- **Policy A.3.A:** Support continued development of the historic Hayden Cabin museum site.
- **Policy A.3.B:** Encourage development of arts, culture, and heritage facilities and venues.
  - **Action A.3.B.1:** Encourage artists' residences connected to galleries.
  - **Action A.3.B.2:** Maintain a strategic public art, cultural, and heritage plan.
- **Policy A.3.C:** Support local history and heritage education in the community.
  - **Action A.3.C.1:** Support and promote programs and events celebrating local history and diversity.
- **Policy A.3.D:** Be stewards of the cultural, historical and archeological resources in and adjacent to town.
- **Policy A.3.E:** Allow the adaptive use of historic buildings.
  - **Action A.3.E.1:** Develop and maintain a cultural resources database of historic and archaeological resources within the Planning Area.
  - **Action A.3.B.2:** Maintain a strategic public art, cultural, and heritage plan.



FIGURE 29 | TOWN OF MAMMOTH LAKES GENERAL PLAN, LAND USE

## LAND USE

### INTENT

The policies of this Element describe and determine how the community will retain its community character and small town atmosphere while enhancing our success as a destination resort. These policies embrace principles such as creating walkable communities, mixed land uses, providing a variety of transportation choices, and taking advantage of compact building design. The planning area is shown in Figure 4.

An overarching principle of the community is to maintain the town's compact urban form, protect natural and outdoor recreation resources, and prevent sprawl. The Town established the Urban Growth Boundary limiting the area available for future development to achieve these principles.

### Livability

#### L.1. **GOAL: Be stewards of the community's small town character and charm, compact form, spectacular natural surroundings and access to public lands by planning for and managing growth.**

L.1.A. Policy: Utilize Project Impact Evaluation Criteria (PIEC) to evaluate the relationship between growth, density, and population to ensure the balance of economic, social, and environmental factors so as to ensure that development does not exceed the carrying capacity of the Town.

L.1.A.1. **Action:** Establish protective zoning standards for special resources and conservation areas.

L.1.A.2. **Action:** Prepare an Annual Community Indicators Report to monitor pace of growth and to plan for changing conditions. Potential Community Indicators include:

- Environmental indicators
- Average median income
- Unemployment rates
- Visitor lodging occupancy
- Annual visitors
- Downhill skier/snowboarder visits
- Cross-country skier visits
- Building permits
- Real estate sales/average sales price
- Retail vacancy
- Transient Occupancy Tax revenues
- Sales tax revenues
- Population

L.1.A.3. **Action:** Maintain a geographic information database and mapping system to increase information available to the public on zoning, land use, infrastructure planning, and other pertinent data.

L.1.B. Policy: Require all development to meet community goals for highest quality of design, energy efficiency, open space preservation, and promotion of a livable, sustainable community. Development that does not fulfill these goals shall not be allowed.

L.1.B.1. **Action:** Revise planning review processes to be more user-friendly to both applicants and residents.

L.1.C. Policy: Give preference to infill development.

L.1.C.1. **Action:** Develop and adopt infill development standards.

L.1.D. Policy: Conduct district planning and focused studies for special areas and sites within the community to aid in future planning.

L.1.D.1. **Action:** Conduct district planning (see District Planning). Some initial district planning areas are:

- Main Street, Old Mammoth Road, and Shady Rest
- Juniper Ridge Master Plan
- Sierra Star Master Plan
- Snowcreek Master Plan
- North Village Specific Plan
- Gateway Master Plan

L.1.D.2. **Action:** Prepare special studies (see Special Study Areas in Neighborhood and District Character Element). Some initial study areas are:

- Mammoth Creek Corridor
- Main Street, Old Mammoth Road, and Shady Rest
- Gateway
- Sierra Valley Sites
- Bell-shaped Parcel

FIGURE 30 | TOWN OF MAMMOTH LAKES GENERAL PLAN, PUBLIC SERVICES

<p>S.8.P.1. <u>Adaptation Action</u>: Support projects focused on minimizing the impact of summer recreation on critical habitat.</p> <p>S.8.P.2. <u>Adaptation Action</u>: Work with partners to improve education surrounding the migration of new plant and animal species to the area including the effects of tourism and recreation on the natural environment.</p> <p>S.8.Q. Adaptation Policy: Support local partners to conserve and expand healthy conifer cover in forested areas to protect ecosystem services including carbon sequestration, soil retention, and water supply.</p>	<p>S.10.B. Adaptation Policy: Build partnerships between public, private, and nonprofit sectors to provide critical services to vulnerable populations and foster community connections.</p> <p>S.10.B.1. <u>Adaptation Action</u>: Use State incentives and programs for weatherizing support.</p> <p>S.10.C. Adaptation Policy: Coordinate with California Public Utilities Commission (CPUC), telecommunication, and internet service providers to improve resilience and redundancy of telecommunication and broadband infrastructure.</p>
<p><b>Education</b></p> <p>S.9. <b>GOAL: Support high quality educational services and life-long learning resources within the community.</b></p> <p>S.9.A. Policy: Encourage development and enhancement of school sites and other administrative, educational, and recreational facilities.</p> <p>S.5.A.1. <u>Action</u>: Maximize use of educational facilities by creating broader partnerships and adopting joint-use agreements.</p> <p>S.9.B. Policy: Support expansion of educational opportunities within the community.</p>	<p>S.10.C.1. <u>Adaptation Action</u>: Work with CPUC, telecommunication, and internet service providers to modernize and strengthen radio and broadband systems, and reinforce barriers to protect vulnerable infrastructure, and open up access for emergency use.</p> <p>S.10.D. Adaptation Policy: Create redundancy in communication systems</p> <p>S.10.D.1. <u>Adaptation Action</u>: Capitalize on Digital 395 infrastructure to enhance communication capabilities and redundancies.</p> <p>S.10.D.2. <u>Adaptation Action</u>: Improve and expand channels of communication between the Town, emergency service providers and the community.</p>
<p><b>Public Facilities and Services</b></p> <p>S.10. <b>GOAL: Enhance quality of life by encouraging and supporting high quality facilities and services.</b></p> <p>S.10.A. Policy: Establish Level of Service standards for facilities, operations and services and resource management.</p> <p>S.10.A.1. <u>Action</u>: Annually review and update the Town of Mammoth Lakes Master Facilities Plan, Capital Improvement Plan and the Development Impact Fee Schedule.</p>	<p>S.10.E. Adaptation Policy: Work with regional partners to identify a technology backup power system and energy resource center to provide alternative telecommunication services.</p> <p>S.10.E.1. <u>Adaptation Action</u>: Designate community buildings for additional backup services, connections, and power.</p>



FIGURE 31 | TOML SOLID WASTE & RECYCLING

## Solid Waste & Recycling

### Condominium and Business Recycling Program

Town of Mammoth Lakes (TOML), [The Sierra Conservation Project, Inc. \(SCP\)](#), and [Mammoth Disposal \(MD\)](#) are excited to announce the expansion of current condominium, commercial, and recreational area recycling programs in the Town of Mammoth Lakes. TOML, SCP and MD are working on a grant-funded project to expand condominium programs and to increase and improve commercial recycling programs within the Town of Mammoth Lakes.

SCP and MD are working in partnership with the Town of Mammoth Lakes and the Department of Resources Recycling and Recovery (CalRecycle) to provide convenient recycling opportunities for both visitors and residents of Mammoth Lakes. Thanks to a \$211,732 grant from CalRecycle, the project will be able to expand current condo programs by providing outdoor bear-proof recycling containers to condominiums and apartment complexes. SCP will also be expanding and improving their commercial recycling programs by upgrading their business recycling container fleet to bear proof models. Mammoth Disposal will utilize funds to purchase equipment to increase efficiency at their recycling center in Mammoth Lakes. The aim of the project is to provide the bear-proof containers and other equipment necessary to launch successful recycling programs within the community that benefits guests, residents and wildlife.

FIGURE 32 | MAMMOTH COMMUNITY WATER DISTRICT URBAN WATER MANAGEMENT PLAN, WASTEWATER

## 6.6 Wastewater and Recycled Water

### 6.6.1 Wastewater

MCWD is the sole collection and treatment facility for wastewater in the Mammoth Basin. This includes wastewater generated in the Town of Mammoth Lakes, USFS campgrounds and USFS permittees in the Mammoth Lakes Basin with the exception of 10 private cabins on the south end of Lake George. No other sources of wastewater are available for reclamation in the Mammoth Basin.

Wastewater is collected at the MCWD Wastewater Treatment Plant (WWTP) located at the MCWD main facility. The plant uses an activated sludge process and the tertiary treated wastewater not used as reclaimed irrigation water is discharged to Laurel Pond, located approximately 5 ½ miles southeast of Mammoth Lakes on USFS land. Laurel Pond is a terminal surface water feature that, prior to initiation of treated effluent discharge, dried up during sustained drought periods. MCWD has an obligation to maintain a minimum of 18 acres of water surface area at Laurel Pond as a mitigation measure for the recycled water project. Improvements at the wastewater treatment plant and installation of the recycled water distribution system allowed the first delivery of recycled water to begin in 2010. Treated wastewater is also utilized for construction water, and is provided at no charge via a filling station at the wastewater treatment plant. Table 6-2 shows 1,083 acre-feet of wastewater was treated by MCWD in 2015. The slight mismatch between the total wastewater treated and the sum of discharged treated wastewater and recycled water used in the service area is caused by the timing of treatment between two different calendar years (Christmas/New Year's holidays) when holding basins are used to even out flows to the WWTP. Golf Course irrigation and construction uses utilized 106 acre-feet and 977 acre-feet of tertiary treated wastewater was discharged to Laurel Pond.

**Table 6-2 Wastewater (WW) Treatment and Discharge 2015**

Treatment Level	WW Treated	Discharged Treated WW	Recycled w/in Service Area
Tertiary	1,087	977	110

(DWR Table 6-3)

FIGURE 33 | TOML GENERAL PLAN, RESOURCE MANAGEMENT & CONSERVATION

RESOURCE MANAGEMENT AND CONSERVATION	
<p><b>INTENT</b> This Element establishes and emphasizes our stewardship of the community's natural resources. As stewards, we will wisely manage those resources and be responsible to future generations for their condition. The condition in which we leave our resources will be our legacy.</p> <p>Mammoth Lakes will be a community where sustainability is emphasized through green building design strategies and energy efficiency. We will be environmentally responsible and economically sustainable. Mammoth Lakes is valued for its majestic setting, the forest and trees, the smell of the pines, wildlife, clean air and water. The goals and policies of this Element address the community of Mammoth Lakes being a leader in managing and conserving these resources.</p> <p><b>Habitat Resources</b></p> <p>R.1. <b>GOAL: Be stewards of habitat, wildlife, fisheries, forests and vegetation resources of significant biological, ecological, aesthetic and recreational value.</b></p> <p>R.1.A. Policy: Be stewards of important wildlife and biological habitats within the Town's municipal boundary.</p> <p>R.1.A.1. <u>Action</u>: Prepare species, habitat and natural community preservation and conservation strategies.</p> <p>R.1.A.2. <u>Action</u>: Maintain an inventory of all Special Status Wildlife Species and Special Status Plants and Plant Communities within the Planning Area.</p> <p>R.1.B. Policy: Development shall be stewards of Special Status plant and animal species and natural communities and habitats.</p> <p>R.1.B.1. <u>Action</u>: Plan development to minimize removal of native vegetation and trees and destruction of wildlife habitat.</p> <p>R.1.B.2. <u>Action</u>: Reflect the high value the community places on existing mature trees by updating the formula to calculate value in the tree replacement ordinance.</p>	
	<p>R.1.C. Policy: Prior to development, projects shall identify and mitigate potential impacts to site-specific sensitive habitats, including special status plant, animal species and mature trees.</p> <p>R.1.D. Policy: Be stewards of primary wildlife habitats through public and/or private management programs. For example, construction of active and passive recreation and development areas away from the habitat</p> <p>R.1.E. Policy: Support fishery management activities.</p> <p>R.1.F. Policy: Support education, interpretive programs and facilities offered by the Department of Fish and Game, Mono County Fisheries Commission, and other appropriate entities.</p> <p>R.1.G. Policy: Support efforts to regulate in-stream flows and lake levels to maintain fishery and other wildlife habitat.</p> <p>R.1.H. Policy: Work with MCWD to ensure that groundwater is not over-drafted and does not cause negative environmental impacts to resources such as surface water, springs and native vegetation.</p> <p>R.1.I. Policy: Encourage the management of forest resources in and adjacent to the town to ensure forest health, minimize insect and pathogen outbreaks and reduce fuel loading.</p> <p>R.1.J. Policy: Live safely with wildlife within our community.</p> <p>R.1.J.1. <u>Action</u>: Require that development be wildlife friendly by minimizing possible denning sites and minimizing exterior lighting.</p>

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FIGURE 34A | TOWN OF MAMMOTH LAKES GENERAL PLAN, PUBLIC SAFETY ELEMENT

**Public Safety**

**S.2. GOAL: Keep Mammoth Lakes a safe place to live, work and play.**

S.2.A. Policy: Maintain safe and efficient municipal operations and services.

S.2.A.1. Action: Develop and maintain a Municipal Operation Plan that includes sites for storage and/or disposal of hazardous material, trash, propane, snow, and forestry products.

**Police Enforcement**

S.2.B. Policy: Ensure effective code enforcement and policing programs.

S.2.C. Policy: Provide public safety facilities at multiple locations to facilitate prompt response times.

S.2.D. Policy: Increase public access to police services.

S.2.D.1. Action: Use foot and bicycle patrols to increase community policing.

S.2.D.2. Action: Promote establishment and/or expansion of neighborhood watch programs for residential areas.

S.2.D.3. Action: Continue enforcement of the California Motor Vehicle Code, local speed controls, and chain controls.

S.2.D.4. Action: Reduce criminal behavior in the community by involving the community and coordinating with other agencies.

FIGURE 34B | MAMMOTH COMMUNITY WATER DISTRICT - URBAN WATER MANAGEMENT PLAN, WILDFIRE CONSIDERATION

**Table 8-5 MCWD Emergency Response Plan Actions Regarding Water Supply**

Emergency	Response
Loss of power at the surface water treatment plant	Stop flow to the treatment plant and place both groundwater treatment plants (GWTP) into service. Set appropriate booster pumps to deliver water from the GWTPs to zones and storage tanks normally served by the surface water treatment plant.
Loss of power at the groundwater treatment plant(s)	Shut down main electrical service breaker. Use surface water treatment plant and/or other groundwater treatment plant to supply storage tanks and service zones as needed.
Loss of access and power to Lakes Basin facilities: surface water treatment plant and wastewater (ww) lift stations.	Emergency standby power used to operate the water treatment plant. SCADA used to monitor the status of the treatment plant and all ww lift stations. Notify businesses in the Basin to minimize ww until electricity is functioning. Maintain contact with the Town Road Dept. for safe access into the Lakes Basin to conduct inspection of District facilities. Have necessary equipment available for immediate dispatch on notice of safe access.
Loss of power and access in Old Mammoth area: GWTP No. 1, 4 production wells and 1 sewer lift station impacted.	Monitor status of water storage tanks, water pressure in impacted service zone. Maintain contact with the Town Road Dept. for safe access to area to conduct inspection of District facilities. Have necessary equipment available for immediate dispatch on notice of safe access.
Chlorine gas leak at water treatment or wastewater plant.	Inspect the affected plant to determine risks and perform emergency repairs if possible. If gas plume present, evacuate immediate area. Notify Town police and fire department to assist in evacuation notification procedures. Evacuate additional areas according to wind direction.
Major earthquake and/or volcanic eruption: loss of power, treatment facilities, water storage tanks, underground pipe breakage, and release of hazardous chemicals.	Investigate operational status of all water and ww facilities through SCADA or physical inspection unless hazards exist. Staff to report to District headquarters and follow assigned procedures to perform inspections as safety allows. Inspection to follow prioritized list contained in plan. If necessary, isolate sections of the water distribution system to prevent loss of water and conserve supplies. Notify the public to conserve water. If present, volcanic ash may contaminate the surface water supply and foul air filters disabling vehicles and other motorized equipment.
Wildfire consideration	Fire-fighting would require up to 2,000 gallons of water per minute. If mains are damaged, fire-fighting supply may not be available. District storage tanks have a total capacity of 7,500,000 gallons. The order of priority for water supply will be fire safety, potable water for customers, sanitary needs for customers, and irrigation use.



FIGURE 35 | TOWN OF MAMMOTH LAKES GENERAL PLAN, PARKS, OPEN SPACE AND RECREATION

<b>PARKS, OPEN SPACE, AND RECREATION</b>	
<b>INTENT</b>	<b>P.2. GOAL: Provide additional parks within town.</b>
<p>More than three out of four Americans participate in active outdoor recreation each year. Americans spend money, create jobs and support local communities when they get outdoors. Simple healthy outdoor activities such as skiing, snowboarding, hiking, biking or camping generate enormous economic power and a far-reaching ripple effect that touches many of the nation's major economic sectors.</p>	<p>P.2.A. Policy: Coordinate open space programs and policies with the Inyo National Forest, City of Los Angeles and Mono County.</p>
<p>Parks, open space, and recreation create an attractive quality of life and contribute to public health by encouraging physical activity and an appreciation of nature. We emphasize a wide variety of outdoor winter and summer activities as outlined in the goals and policies of this Element. Parks, open space, and recreational opportunities in Mammoth Lakes are critical to our residents and to the success of our tourism-based economy. Lands within the Urban Growth Boundary (4.5 square miles) must be integrated into the surrounding public lands through policies that promote a system of deeded and guaranteed points of public access to public lands.</p>	<p>P.2.B. Policy: Require usable public recreation open space in all master planned developments.</p>
<b>A Town Within a Park</b>	<p>P.2.B.1. <u>Action</u>: Develop a comprehensive and integrated year-round Parks and Recreation Master Plan.</p>
<b>P.1. GOAL: Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation.</b>	<p>P.2.B.2. <u>Action</u>: Actively seek grant funds for parks, open spaces and recreational activities.</p>
<p>P.1.A. Policy: Protect the scenic beauty and natural resources of Mammoth Lakes through a Parks and Recreation Master Plan that includes parks, open space, and a trail system.</p>	<p>P.2.B.3. <u>Action</u>: Maintain a Master Facility Plan and Development Impact Fee schedule.</p>
<p>P.1.B. Policy: Continue to maintain and upgrade existing parks and recreation facilities, and develop a plan to retrofit existing parks and design all new facilities to ADA standards, to provide for accessibility and enjoyment by physically impaired citizens.</p>	<p>P.2.C. Policy: Maximize parks and open space through flexible form-based zoning, development clustering and transfers of development rights within individual districts.</p>
<p>P.1.C. Policy: Upgrade parks and recreation facilities to promote resource efficiency and cost effective maintenance practices.</p>	<p>P.2.C.1. <u>Action</u>: Establish zoning districts that allow parks, recreation and ancillary facilities.</p>
<p>P.1.D. Policy: Ensure adequate funding for ongoing maintenance and rehabilitation of existing parks and recreation facilities.</p>	<p>P.2.D. Policy: Increase understanding and appreciation of the cultural, natural and historical resources of the region and town through development of programs, facilities and interpretive signage.</p>
	<p>P.2.E. Policy: Include interpretive signage in parks, trails and public rights-of-way.</p>
	<p>P.2.E.1. <u>Action</u>: Plan, design, and implement an interpretive signage program.</p>
	<p>P.2.F. Policy: Promote Mammoth Lakes' quality of life with parkland and recreation facility acquisition and development at or above the level of service standards recommended in the Parks and Recreation Master Plan.</p>
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FIGURE 36 | TOWN OF MAMMOTH LAKES GENERAL PLAN, MOBILITY ELEMENT

